

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Agenda**

**Wednesday, April 21, 2021**

**8:30 AM**

**Virtual 405 Biltmore Way/Via Zoom**

### **Code Enforcement Board**

*Chairperson Andres Murai, Jr  
Vice Chairperson George Kakouris  
Board Member Ignacio Borbolla  
Board Member Alexander L. Bucelo  
Board Member Jeffrey Flanagan  
Board Member J.M. Guarch, Jr.  
Board Member Christopher Zoller*

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, April 21, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference.

An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.

**CALL TO ORDER****ROLL CALL****APPROVAL OF THE MINUTES**[21-2272](#)**PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- Identification of item by Chairperson
- Disclosure statement by Board members
- Presentation by Staff
- Applicant or Agent presentation
- Public comment-support/opposition
- Public comment closes - Board discussion
- Motion, discussion and second of motion
- Board's final comments
- Vote

**NEW CASES**

[CE279064-071](#) 1129 Sevilla Avenue  
[718](#)

Violation Description - Property needs maintenance: walls, walkway, front door and chimney are dirty. Detached garage roof is caving in.

Remedy - Must clean and/or paint property and repair detached garage. Obtain necessary approval and permit.

Owner - Audrey Kaye Est Of

Code Enforcement Officer Schwartz

[CE286125-050](#) 5000 University Drive  
[319](#)

Violation Description - Building permits BL-16-05-6495, BL15054427, BL18043040, BL18123290, EL11014030, EL16022739, EL19105092, EL19114004, EL20046326, ME11014028, ME15010854, ME19065375 & ME19075208 are expired and mostly have

been expired for more than one year.

Remedy - Must re-activate permits and call for the inspections to finalize the permits.

Owner - DOCTORS HOSPITAL INC

Code Enforcement Officer Ernesto Bermudez

**CE291037-020** 3809 Ponce de Leon Boulevard  
**320**

Violation Description - BL-19-06-4792 is expired and was not finalized.

Remedy - Must reactivate permit, obtain all pending inspections and finalize permit.

Owner - 3809 Ponce de Leon LLC.

Code Enforcement Officer J. Garcia

**CE295616-072** 55 Merrick Way Unit 519  
**820**

Violation Description BL-18-09-2678 expired on 3/30/2019 and was not finalized

Remedy - Must reactivate permit and obtain all pending inspections.

Owner- Gary Richard Cisero/ A and S revocable trust/ Ana Herera Heranadez TRS

Code enforcement officer- J. Garcia

**CE287352-070** 1400 Lugo Avenue  
**219**

Violation Description - New A/C and/or change out prior to approvals and permit (All-Year Cooling).

Remedy - Must obtain necessary "after the fact" approvals, permit and required inspections.

Owner - Diego Cagol & W Mildred

Code Enforcement Field Supervisor A. Garcia

**CE290770-012** 4880 Hammock Lake Drive  
**320**

Violation Description - Wooden Structure and deck done without approval or permit.

Remedy - Must obtain necessary permit and approvals.

Owner - Cesar Molina & Shana Willinsky

Code Enforcement Officer Quintana

## HISTORIC NEW CASES

**CE288385-091** 1252 Obispo Avenue  
**019**

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan & W Aruna R

Code Enforcement Officer Delgado/Schwartz

**CE289684-112** 1252 Obispo Avenue  
**519**

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence). The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Ramesh C Airan & W Aruna R

Code Enforcement Officer Delgado

**CE288393-091** 131 Zamora Avenue  
**019**

Violation Description - Window replacement without a permit, Apartment entrance doors replaced without a permit, Interior apartment renovations done without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - 3 Martinez Partners LLC.

Code Enforcement Officer J. Garcia

**CE285287-032** 1330 Coral Way  
**719**

Violation Description - Replacement of damaged wood from 2nd floor balcony without approval and permit

Remedy - Must obtain approval and permit

Owner - Marlen Perneti

Code Enforcement Officer Delgado

**STATUS REPORT CASES**

**CE284702-030** 4916 Washington Drive  
**519**

CEB - 4-21-2021 - Returning for monthly status report

CEB 3-17-2021 - Returning for monthly status report

CEB 2-17-2021 - Returning for monthly status report

CEB 1-20-2021 - Found guilty, Comply within 48 hours of hearing by disconnecting as and call in for inspection. Comply within 30 days of Board's hearing by applying for permit. Comply within 90 days of Board's hearing to close out permit. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. To return for monthly Status Report's as per the Board's request.

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor's Terri Sheppard/A. Garcia

**CE288967-101** 1615 Ferdinand Street  
**819**

CEB - 4-21-2021 Returning for 60 days status report

CEB 2-17-2021 - Returning for status report

CEB 11-18-2020 - Returning in 90 days for status report

CEB 3-18-2020 - Returning for monthly status report

CEB 2-19-2020 - Returning for monthly status report

CEB 1-15-2020 - Returning for monthly status report

CEB 11-20-2019 - Found Guilty - Mesh to be palced on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance. Project needs to be completed by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates to be provided to the Board by property owner.

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

Remedy - Need to complete, call for inspections and close out permits.

Owner - Muster Investment LLC

Code Enforcement Officer's Delgado/Schwartz

**CE285183-032** 6913 Talavera Street**119**

CEB 4/21/2021 - Returning for monthly status report - lien has been recorded

CEB 3/17/2021 - Returning for monthly status report

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

CEB - 10-21-2020 - Continued to November

CEB - 9-23-2020 - Returning to get full report from the Zoning Department.

CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.

Documents presented into Public Record by Barbara Garcia.

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits. (Removed)

Maintaining storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

## ADJOURNMENT