

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda

Wednesday, October 20, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral
Gables, FL 33134

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

CALL TO ORDER**ROLL CALL****APPROVAL OF THE MINUTES**

[21-3131](#) Meeting Minutes of September 15, 2021.

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

[CE303935-062](#) 15 Tahiti Beach Island Rd
[821](#)

Violation Description - Permit #94120043 Pool/Spa is expired.

Remedy - Need to re-activate the permit, call for open inspections and close the permit. You may contact Jorge Pino/Mobil Permitting at (305) 460-5272 jpino@coralgables.com for assistance.

Owner - Bhavana Janak Shah

Code Enforcement Officer - Quintana

[CE291884-031](#) 930 Malaga Avenue
[720](#)

Violation Description - Driveway with gravel without approval and/or permit.

Remedy - Obtain "after the fact" permit for existing driveway or remove.

Owner - Christopher Barnett Eleanor Barnett

Code Enforcement Officer Lynn Schwartz

CE297309-101 37 Majorca Avenue, Unit 501
220

Violation Description - The following permits have been placed on hold by the Building Dept. : BL-19-10-5499, PL-19-11-4760, EL-19-10-5504 & BL-20-10-7252.

Remedy - Must apply for a change of contractor to takeover and complete work. Final all inspections and final permit.

Owner - Oliver De Abreu & Maria Gabriela Penaloza

Code Enforcement Officer Delgado

CE300184-021 3510 Granada Blvd
621

Violation Description - Building permit BL-15-09-4139 (*CHANGE OF CONTRACTOR* 1 STORY ADDITION) & ME-12-11-0217 are expired.

Remedy - Must reactivate master permit. Must call all inspections including sub-permits to finalize the master permit.

Owner - NIBERTO L MORENO & GILDA P MORENO

Code Enforcement Officer Bermudez

CE293607-051 1133 Mariana Ave
220

Violation Description - Installation of chain link fencing without required permit. Wood gate on front west side without permit.

Remedy - Must obtain "after the fact" permits.

Owner - John Michael Register

Code Enforcement Officer Lynn Schwartz

[CE301304-032](#) 585 Arvida Pkwy
[921](#)

Violation Description - Expired permits 06010376 for BALCONY (533 SF), SUN DECK (615 SF), INT. TILE, RAILINGS and for METAL FENCE W/ GATES, GENERAL REPAIRS and work has not been finalized in over a year after commencement.

Remedy - Must reactivate permits, call in for inspections and final perms out.

Owner - Jose Alberto Espinosa Maria Elena Espinosa

Code Enforcement - Officer Quintana

[CE289441-111](#) 3804 Ponce de Leon Blvd
[419](#)

Violation Description - Dirty roof Dirty walkway

Remedy - Must clean roof and clean walkway

Owner - Edith Patterson

Code Enforcement Officer J Garcia

[CE302431-051](#) 5200 SW 8 ST
[221](#)

Violation Description - Agreed order not being followed/ Clusia hedge is not 8 feet.

Remedy - Replant along back street / San Miguel / 8 ft high Clusia plants/ as agreed order with city states.

Owner - NORTH GABLES BLDG LLC

Code Enforcement Officer Lynn Schwartz

[CE276973-041](#) 1250 S Dixie Highway
[018](#)

Violation Description - Illuminated Wall Sign placed without permit being approved/issued. (I:E BANFIELD PET HOSPITAL)

Remedy - Obtain necessary approval, permits and all required inspections from the building department.

Owner University Shopping Center LLP

Code Enforcement Officer Roman

[CE297479-101](#) 13050 Mar St
[920](#)

Violation Description - Decorative fountain installed without approval and permits include plumbing.

Remedy - Obtain approval and permits for the fountain, to include plumbing work or must be removed.

Owner - David Padron

Code Enforcement Officer - Quintana

CE288676-091 323 Navarre Ave.

319

Violation Description - walls are dirty and missing paint , dirty and broken decorative keystone, awnings are dirty and in disrepair, broken and dirty perimeter concrete wall . beauty salon parking area asphalt is broken and area is missing parking space lines.

Remedy - Must clean and correct paint on all exterior walls, Must clean and repair all decorative keystone, must clean and repair all awnings, must clean and repair perimeter concrete wall. must clean and repair beauty salon parking area and restripe parking spaces. Must obtain all necessary permits and inspections.

Owner - THE GALLERY PLAZA CONDOMINIUM ASSOCIATION, INC

Code Enforcement Officer- J Garcia

CE298080-111 5577 Arbor Ln

320

Violation Description - Roof, steps and exterior walls are all dirty and/or discolored.

Remedy - Roof, steps and exterior walls all need to be cleaned and/or painted. Might require permits.

Owner - T AND C INC

Code Enforcement Officer - Quintana

CE301448-040 437 Vilabella Avenue

521

Violation Description - Wintegrate permit #94040045 (POOL ONLY) is expired.

Remedy - Must reactivate permit and call all inspections to close permit.

Owner - ALBERTO BERNAL & W MAGALY

Code Enforcement Officer Bermudez

CE303936-062 177 Vera Ct

821

Violation Description - Permit #97010252 Pool/Spa is expired.

Remedy - Need to re-activate the permit, call for open inspections and close the permit. You may contact Jorge Pino/Mobil Permitting at (305) 460-5272 jpino@coralgables.com

for assistance.

Owner - Julio Del Rey Jr & W Marilda

Code Enforcement Officer- Quintana

CE301003-031 1006 Monterey St
821

Violation Description - Installation of driveway and awnings without required permit.

Remedy - Must obtain "after the fact" permits for the installed driveway / including the approach, and the installed brown awnings.

Owner - Abraham Reyes

Code Enforcement Officer Lynn Schwartz

NEW HISTORIC CASES

CE296282-082 130 Miracle Mile
720

Violation Description - Dirty keystone, Pizza rev sign on property when business has closed.

Remedy - Must clean keystone and remove Pizza Rev sign. Must obtain all necessary permits and inspections.

Owner - GLORIA B SILVER & LEO SILVER TRS

Code Enforcement Officer J.Garcia

CONTINUED CASES

CE301912-042 6808 San Vicente Street
221

CEB 9-15-2021 - G/30/\$150/\$108.75 admin fee. Comply by 10-15-2021 to submit for permit or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation - Zoning Code -Article 3, section 3-208. Interior construction, alterations, and/or repairs without necessary approval and permit(s).

- City Code - Chapter 105, section 105-26, F.B.C.- section 105.1 Work done without a permit.

Remedy - Performed interior work without approval or permits

Owner - DGK Property Holdings LLC

Code Enforcement Officer Roman

[CE298354-112](#) 24 Zamora Avenue
420

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have approval and permit.

Remedy - Must obtain permit and approval or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

[CE298353-112](#) 28 Zamora Avenue
420

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have an approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

[CE298352-112](#) 44 Zamora Avenue
420

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have an approval or permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

[CE290653-011](#) 5401 Maggiore Street
620

CEB 10-20-2021 - Continued from 9-15-2021 - Hold off on Lien

CEB - 9-15-2021 - Request to be heard on Notice of Intent to Lien

CEB 11-18-2020 - G/30/\$150/\$108.75. Comply by re-activating and closing out permit(s) by 12/18/2020 or pay \$150 per day thereafter, \$108.75 admin fee.

Violation Description - Permit# BL11085147 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Jose A Segrera & W Elaine

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Roman

REQUEST TO BE HEARD ON NOTICE OF INTENT TO LIEN

[CE294431-061](#) 6809 Nervia Street

[220](#)

CEB 10-20-2021 - Requested to be heard on Notice of Intent to Lien

CEB 6-17-2021 - G/60/\$150/\$108.75 - Comply by 8-17-2021 by permit(s) being approved and finalized or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation Description : Working on property without approval or permits. (Chain link fence, Railings, Retiling steps, Doors, and Windows)

Remedy - Obtain all necessary approval, permit(s) and all required inspections.

Owner - Jaime E Cervera TRS Jaime E Cervera Revocable Trust

Code Enforcement Officer Roman

[CE294347-061](#) 537 San Esteban Avenue

[020](#)

CEB 10-20-2021 - Requested to be heard on Notice of Intent to Lien

CEB - 6-17-2021 - Requesting to return to address concerns on open pending permits

CEB - 3-17-2021 - CEB - 3-17-2021 - G/30/\$150/\$108.75 - Comply by 4-17-2021 by obtaining permit(s); Comply by 5-17-2021 by closing out permit(s) or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation Description - Garage enclosure/alteration without a permit. Garage addition without permit. Installation of new driveway without permit. Installation of new patio without permit. Installation of new exterior screening without permit.

Remedy - Must obtain "After the fact" permits for all work performed or restore to original state.

Owner - John W Cross IV

Code Enforcement Officer Bermudez

[CE287236-062](#) 6805 Talavera Street

[619](#)

CEB 2-19-2020 - G/14 days/3 months/\$150/\$108.75. Comply by 3/4/2020 by applying for permit; comply by 5/19/2020 by obtaining permit, or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Interior work without permits. I:E PLUMBING, ELECTRICAL AND MECHANICAL.

Remedy - Obtain approval and permits for the PLUMBING, ELECTRICAL AND MECHANICAL work.

Owner - Susan C Rabin

Code Enforcement Officer Roman

ADJOURNMENT