

# City of Coral Gables

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



## Agenda - Final

Wednesday, July 16, 2025

8:30 AM

<https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

### Code Enforcement Board

*Chairperson Andres Murai, Jr*  
*Vice Chairperson J.M. Guarch, Jr.*  
*Board Member Armando Bucelo*  
*Board Member Andres Correa*  
*Board Member Maria Cruz*  
*Board Member Jeffrey Flanagan*  
*Board Member George Kakouris*

<https://us06web.zoom.us/j/82004327867>

## **CALL TO ORDER**

## **ROLL CALL**

## **APPROVAL OF THE MINUTES**

## **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

NOVI-25-06-1   **1021 HARDEE RD**  
0793

**Section 8-108. Demolition by neglect.**

Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent. The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

- A. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially;
- B. Deteriorated or inadequate foundations;
- C. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
- D. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- E. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- F. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
- G. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering;

- H Any structure which is not properly secured and is accessible to the general public;
- I. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and
- J. The spalling of the concrete of any portion of the interior or exterior of the building.

Code Enforcement Officer Comments - The full name of the Respondent is Juan M. Delgado, Trustee, of the Juan M. Delgado Revocable Trust, u/a/d 09/04/07. Description of the violations: The property is in violation of Section 8-108 (1)(a) through (1)(j) of the City Zoning Code because you have partially demolished the two-story home on the Property ("Structure") by removing the roof of the ground story and portions of the second story roof and floor without adequately shoring up the Structure. You have abandoned the job site and progress is not being made. The shell of the Structure is substantially incomplete, and the lack of progress is affecting the safety of neighboring properties. As a result of its incomplete state, the Structure is not watertight and is exposed to the elements. You have not poured some of the new foundations or installed the Hambro joist system to support the Structure. You have removed or left the windows open and have removed the exterior doors. There are broken windows, cracks in the walls and there is spalling of the concrete. The existing components are deteriorating due to exposure and neglect.

Remedy - The following steps should be taken to correct the violation. Submit shoring plans signed and sealed by a licensed structural engineer for City approval within six (6) days of the posting of this notice; receive City approval and install shoring within fourteen (14) days of the posting of this notice; perform a structural evaluation of the existing components in their current state; meet with Building Official to discuss findings of evaluation; revise previously approved plans as needed to correct any deterioration that has occurred since previous permits were issued; and apply for and pass final inspection on all required permits to repair and restore the Structure.

Owner - Juan M. Delgado, Trustee

Code Enforcement Officer Luzarraga

NOVI-25-06-1 **931 CATALONIA AVE**  
1010

Violation Description - Weather and watertightness - Sec. 105-250. -  
Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced. (Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959).

Code Enforcement Officer Comments - \*\*\*EMERGENCY - Safety Hazard\*\*\* Windows not accessible / operational for tenant(s).

Remedy - 72 hours notice, for all windows to be operational and the ability to open in all twelve (12) units.

Owner - BILTMORE APARTMENTS OWNER LLC or R/A:  
CORPORATION SERVICE COMPANY

Code Enforcement Officer Martinez

NOVI-25-06-1 **935 CATALONIA AVE**  
1012

Violation Description - Weather and watertightness - Sec. 105-250. - Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced. (Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959).

Code Enforcement Officer Comments - Code Enforcement Officer Comments: \*\*\*Emergency - Safety Hazard \*\*\* Windows not accessible/ operational for tenants(s).

Remedy - 72 hours notice, for all windows to be operational and the ability to open in all twelve (12) units.

Owner - BILTMORE APARTMENTS OWNER LLC or R/A:  
CORPORATION SERVICE COMPANY

Code Enforcement Officer Martinez

**NOVI-25-03-9**   **3406 GRANADA BLVD**  
**401**

Violation Description - Permits generally 82-29(a) - Tree Permit Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article.(Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Pruning three (3) city trees.

Remedy - Obtain all necessary (After the fact) permits as per Chapter 82-29(a) - for pruning three (3) city trees on ROW. Contact Coral Gables Greenspace and Landscaping Reviewer/ Inspector for any additional requirements.

Owner - ODILON PINHEIRO DE ALMEIDA JR

Code Enforcement Officer Martinez

[NOVI-25-04-9](#) **2525 INDIAN MOUND TRAIL**  
787

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105 23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - Exterior work without permit(s), including but NOT limited to: awnings, artificial turf (grass) in the backyard, painting exterior back walls (color palette approval rqd), and possible interior work.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - DOLCE MARKETING CORP INC or R/A: SILVIO GALVEZ  
LAVENDER DIAMOND GROUP

Code Enforcement Officer Martinez

**NOVI-25-04-9**   **3807 DURANGO ST**  
**725**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013).

Code Enforcement Officer Comments - Front door in disrepair (does not close), roof in disrepair with grown vegetation, walkway cracked and dirty, driveway asphalt cracked, weeds and dead vegetation overall backyard, CBS wall is partially discolored.

Remedy - Clean and maintain Front door that is in disrepair, clean and maintain roof that is in disrepair with growing vegetation, repair the walkway which is cracked and dirty, repair driveway asphalt which is cracked, remove weeds and dead vegetation in backyard of the property, and the CBS wall is partially discolored and needs to be clean and maintained.

Owner - GUY JUNGER

Code Enforcement Officer Martinez

[NOVI-25-04-9](#) **5821 JASMINE LN**  
864

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Improper pruning of city Black Olive tree city Right Of Way; IE Topping.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for cutting city tree On Right Of Way, must submit a certified arborist report as to the viability of tree and any prescription necessary. Contact Public Works green space for additional requirements 305-460-5000.

Owner - HELEYDE C GOLDEN TRS

Code Enforcement Officer Vilato

NOVI-24-04-6 **1130 SAN PEDRO AVE**  
614

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments - Installing rain gutters without a permit.

Remedy - Comply with Section 14-202.8 Must obtain an after the fact permit for rain gutter installation.

Owner - GEORGE P SPILLIS &W SHARON A

Code Enforcement Officer Vilato

**NOVI-24-08-8**   **460 COSTANERA RD**  
**287**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013).

Code Enforcement Officer Comments - Driveway is in disrepair.

Remedy - Must repair driveway. Must obtain all permits and approvals to complete work.

Owner - DAMARYS E VEGA

Code Enforcement Officer Vilato

**NOVI-25-05-1**   **12631 RAMIRO ST**  
**0509**

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Improper cut live oak tree city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain an after the fact permit for Improperly cut Live Oak tree on city right of way. Must contact PW green space for additional requirements. At 305-460-5000.

Owner - LOUIS TOLEDO

Code Enforcement Officer Vilato

**NOVI-25-05-1**   **8245 LOS PINOS CIR**  
**0100**

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Cut two city Live Oak trees on the right of way without a permit.

Remedy - Comply with Section 82-29. must obtain a after-the-fact permit for cutting two city trees, must submit an arborist report as to the viability of the trees and any prescription necessary. Must contact Coral Gables Green space for additional requirements at 305-460-5000.

Owner - F ALFREDO PELLAS &W THERESA

Code Enforcement Officer Vilato

NOVI-25-03-9 **240 COSTANERA RD**  
485

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - Installing electrical in pool and associated equipment. IE lighting and pump.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. RED TAGGED.

Owner - Manuel A Varas & Mirtha Varas

Code Enforcement Officer Vilato

[NOVI-24-10-8](#) **919 PLACETAS AVE**  
[426](#)

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1 - If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. (Code 1958, § 8-1; Code 1991, § 6026; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - EXPIRED PERMIT, POSP-23-11-0419, "NEW POOL".

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com).

Owner - 919 PLACETAS AVE LLC

Code Enforcement Officer Lugo

NOVI-25-02-9 **905 TANGIER ST**  
312

Violation Description - Work Without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1 - If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. (Code 1958, § 8-1; Code 1991, § 6026; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - WORK WITHOUT A PERMIT, INCLUDING BUT NOT LIMITED TO, INTERIOR ALTERATIONS, ELECTRICAL, MECHANICAL, PLUMBING, INSTALLATION OF WINDOWS AND FRONT DOOR, INSTALLATION OF TILE AT PORCH AND FRONT STEPS.

Remedy - CEASE AND DESIST ALL UNPERMITTED WORK, MUST OBTAIN ALL NECESSARY PERMITS.

Owner - VISIONARY INVESTOR LLC

Code Enforcement Officer Lugo

NOVI-24-03-5 **905 TANGIER ST**  
871

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013).

Code Enforcement Officer Comments: REPAIR OR PLACE FRONT PORCH STEPS, WALKWAY, DRIVEWAY RIBBONS IN DISREPAIR, ROOF IN NEED OF CLEANING, PROPERTY WALLS IN NEED OF CLEANING OR TOUCH UP OF PAINT, VEGETATION OVERGROWN.

Remedy - PLEASE OBTAIN PERMIT TO REPAIR OR REPLACE FRONT PORCH STEPS, WALKWAY, DRIVEWAY, RIBBONS IN DISREPAIR, ROOF IN NEED OF CLEANING, PROPERTY WALLS IN NEED OF CLEANING OR TOUCH UP OF PAINT, VEGETATION OVERGROWN.

Owner - VISIONARY INVESTOR LLC

Code Enforcement Officer Lugo

NOVI-24-07-8 **2051 LE JEUNE RD**  
209

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1 - If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. (Code 1958, § 8-1; Code 1991, § 6026; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - EXPIRED PERMITS  
"ELEC-23-10-1837", " REPLACE ELEVATOR DISCONNECTS"  
"BLDB-22-05-0760 Reroof Flat".

Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close, If you require further assistance, please contact : Development Services at 305-460-5245 / [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com).

Owner - CORAL GABLES DOWNTOWN HOTEL LTD

Code Enforcement Officer Lugo

[NOVI-25-02-8](#) **1426 ROBBIA AVE**  
[868](#)

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - EXPIRED PERMIT,  
ELER-23-07-1322 - 26kw generator hooked to natural gas.

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com).

Owner - RICARDO A MARTIN

Code Enforcement Officer Lugo

NOVI-24-07-8 638 ESCOBAR AVE  
183

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT  
POSP-22-01-0088 "NEW SWIMMING POOL"

Remedy - Please renew/ re-activate the permit(s)in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. if you require further assistance, please contact please contact: Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com)

Owner - C AND D 5455 LLC

Code Enforcement Officer Lugo

**CONTINUED CASES****NOVI-24-01-4 739 ESCOBAR AVE  
334**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013) Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013).

Code Enforcement Officer Comments: MINIMAL HOUSING - House paint is discolored, dirty walkway, dirty driveway, dirty sidewalk, CBS wall is discolored, garage door is rotted needs repair, roof is in disrepair needs restoration ( BLUE TARP).

Remedy - MINIMAL HOUSING - House walls are discolored and need to be cleaned and maintained, clean and maintain walkway, clean and maintain driveway, clean and maintained sidewalk as they are dirty and with mold, clean and maintenance CBS wall which is discolored, repair or restore garage door, repair or restore roof. ( Contact the PERMITS DEPARTMENT - email [applications@coralgables.com](mailto:applications@coralgables.com) or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s). ( Contact the PERMITS DEPARTMENT - email [applications@coralgables.com](mailto:applications@coralgables.com) or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s).

Owner - Ronald Thompson & W Linda

Code Enforcement Officer Martinez

NOVI-23-09-3 **931 RODERIGO AVE**  
248

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.

(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Tarp remaining on roof, without roofing permit.

Remedy - Must obtain a roof permit to repair or re-roof. If permit is not approved \*MUST\* remove tarp.

**\*\*Please contact \*\*** - Development Service, Permit Division 427  
BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245;  
developmentservices@coralgables.com. **\*\*Case is from 2023.\*\***

Owner - Jacqueline S. Durand

Code Enforcement Officer Martinez

NOVI-24-09-8 **1131 SUNSET DR**  
318

Violation Description - Landscaping - General Requirements - Maintenance - Section 6-103. A. All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit. B. All planting areas shall be kept free from refuse and debris. C. All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade. D. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute. E. Trees shall be pruned in the following manner: I. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. II. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown. III. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning. IV. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree. V. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade County Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size. VI. Hatracking of trees shall be prohibited.

Code Enforcement Officer Comments - Missing ground cover on city swale.

Remedy - Comply with Section 6-103, Section A. Maintenance, Sub-section 5. Must install ground cover on city swale; IE Sod. Or other approved ground cover with a permit/approval from Public works.

Owner - JAMES BORJA &W

Code Enforcement Officer Vilato

**HISTORIC CASES****NOVI-23-03-1 737 MINORCA AVENUE  
859**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013).

Code Enforcement Officer Comments: Dirty walls, dirty walkway driveway and sidewalk. Missing paint on walls and wooden porch enclosure.

Remedy - Must clean walls, clean walkway, driveway and sidewalk, must paint sections of property where paint is missing with paint to match existing color. Must obtain all necessary permits and inspections.

Owner - David Rodriguez

Code Enforcement Officer Delgado

NOVI-25-01-8 **5125 RIVIERA DR**  
724

Violation Description - Work Without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. PENALTIES FOR VIOLATION OF THE STATE BUILDING CODE SHALL BE AS ESTABLISHED IN SECTION 1-7. Florida Building Code 105 - [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1,12-17-1957).

Code Enforcement Officer Comments - WORK WITHOUT A PERMIT, INSTALLATION OF POOL.

Remedy - MUST OBTAIN AFTER THE FACT PERMIT, CALL FOR INSPECTIONS, AND CLOSE PERMIT, OR REMOVE.

Owner - MIROSALV MANDZO TRS

Code Enforcement Officer Lugo

**STATUS CASES**

**DISCUSSION ITEMS**

**ADJOURNMENT**

**NOTE**

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.*

*Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.*