

# **City of Coral Gables**

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



## **Meeting Minutes**

**Wednesday, October 21, 2020**

**8:30 AM**

**Virtual Meeting 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 held as a VIRTUAL MEETING with Board Members and City staff participating through video conferencing. This virtual meeting will be held on the Zoom platform. 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.

Please note that Governor DeSantis' Executive Order Number 20-256, Executive Order, 20-69, Executive Order 20-112, and Executive Order 20-150 suspended the requirements of Section 112.286, Florida Statutes, the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

**CALL TO ORDER**

Meeting was called to order by Chairperson, Andres Murai, Jr.

**ROLL CALL**

**Present:** 6 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

**Excused:** 1 - Board Member Bucelo

**APPROVAL OF THE MINUTES**

Code Enforcement Board Minutes of September 23, 2020.

**PUBLIC HEARING**

**NEW CASES**

675 Solano Prado

Violation Description - Installation of 2 boatlifts without approval and permit.

Remedy - Must obtain approval and permit.

Owner - Mauricio Gugelmin & W Stella Gugelmin

Code Enforcement Officer Quintana

**A motion was made by Jeffrey Flanagan, seconded by Ignacio Borbolla, that this matter be Continued prior to hearing. The motion passed by the following vote.**

**Yeas:** 6 - Murai Jr, Zoller, Flanagan, Kakouris, Borbolla and Guarch Jr.

**Excused:** 1 - Board Member Bucelo

1540 Algardi Avenue

Violation Description -

1. Section 34-55 of the City Code and Sections 219 and 20 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing the following: overgrown vegetation and fallen leaves and bags of garbage.
2. Sections 34-105 and 106 of the City Code, to wit: maintaining a dilapidated and abandoned vehicle on private property that is not under a form fitting car cover with clips or in a garage.
3. Sections 34-203 of the City Code, to wit: failure to maintain abandoned property.

4. Section 62-151 of the City Code, to wit: Failure to maintain the sidewalk in a clean condition.
5. Sections 250, 251, 255, 275 and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: as to the single-family home: dirty pool deck, roof, patio, lion statutes and front and rear walls.
6. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain accessory structures by allowing the following: dirty driveway and perimeter wall/fence.

Remedy -

1. Remove the overgrown and dead vegetation and bags from the property.
2. Cover, as required, repair or remove dilapidated vehicles.
3. Register the property on the correct registry for abandoned properties that are in default of a mortgage and correct all code violations as set forth herein.
4. Clean sidewalk.
5. Clean pool deck, roof, patio, lion statutes and front and rear walls of Structure and apply for, obtain and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
6. Clean driveway and perimeter fence.

Owner - Est of Alicia Maria Menendez

Code Enforcement Field Supervisor Sheppard

**This Code Enforcement Board Violation was Complied prior to hearing**

535 Caligula Avenue

Violation Description -

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or

demolish the fence/wall.

3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Field Supervisor A. Garcia

Working on Agreed Order. Continued to November 18, 2020 Code Enforcement Board Hearing.

**A motion was made by Christopher Zoller, seconded by J.M. Guarch, Jr., that this matter be Continued. The motion passed by the following vote.**

**Yeas:** 6 - Murai Jr, Zoller, Flanagan, Kakouris, Borbolla and Guarch Jr.

**Excused:** 1 - Board Member Bucelo

6915 Sunrise Drive

Violation Description -

1) Sections 34-202 and 34-203 of the City Code - Failure to properly register and maintain abandoned real property.

2) Sections 219, 227, 249, 250, 255, 277, and 278 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: dirty roof, balcony edge, walls, and house trims (e.g. window sills and arches and decorative lintels above sliding glass doors); decorative rocks on front walls missing, exterior stairs need re-stucco; balcony rails are missing; windows and sliding glass doors at rear of house are damaged and boarded up; damaged eaves and paint peeling on walls.

3) Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain accessory structures by allowing the following: driveway in need of resealing.

4) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Boarding up of windows.

Remedy -

1) Register the property on the correct registry for vacant abandoned real property and correct all code violations as set forth herein.

2) Clean or paint roof, balcony edge, walls, and house trims (e.g. window sills and arches and decorative lintels above sliding glass doors); pass final inspection on permit BL-20-03-7220 to remove rock wall and repair stucco and apply for, obtain, and pass final inspection on color pallet

approval to paint the Structure and building permit ZN-20-03-6494 any other permit for the repairs, as required (to wit: replacement of balcony railings and repair of windows and sliding glass doors and eaves).

3) Pass final inspection on permit to reseal driveway.

4) Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work or remove plywood panels.

Owner - Simon T Steckel

Code Enforcement Officer Roman

Agreed Order. Found guilty, comply 21 days from Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed.

A motion was made by J.M. Guarch, Jr., seconded by Christopher Zoller, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 6 - Zoller, Flanagan, Kakouris, Borbolla, Murai Jr and Guarch Jr.

Excused: 1 - Board Member Bucelo

#### **CASES RETURNING FOR STATUS REPORT**

1109 Almeria Avenue

**CEB - 10-21-2020 - Returning for Monthly status report**

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

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

**11-20-2019** - Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Monthly updates to be provided to Board by property owner.

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

Code Enforcement Officer's Schwartz/Delgado

No additional status reports required

**CONTINUED CASES FROM PRIOR HEARING(S)**

55 S. Prospect Drive

**CEB - 11/28/2018**

**Returning on Request for hearing on Notice of Intent to Lien**

Violation Description - MIN violation cc 105-5, i.e. Roof and front fascia of roof throughout property are dirty. Exterior walls of property throughout property are dirty. Paint is peeling off exterior walls. Stone planters in front yard of property are dirty. Window on second floor of property is broken. Swale area in the middle of driveway does not have grass.

Remedy - Must clean roof and front fascia of property. Must clean exterior walls throughout property. Must clean stone planters in front yard of property. Must repaint all areas of the walls where paint is peeling off. Must repair broken window on second floor of property. Must plant either sod or other approve surface onto swale area of property.

Owner - Lleida Real Estate LLC

Code Enforcement Field Supervisor A. Garcia

Current Order Stands - made motion to mitigate \$6,500 including Case #CE293193 and Case #282144 within 90 days of Board's Hearing.

**This Code Enforcement Board Violation was moved by Jeffrey Flanagan and second by J.M. Guarch, Jr..**

**Yeas:** 6 - Murai Jr, Zoller, Flanagan, Kakouris, Borbolla and Guarch Jr.

**Excused:** 1 - Board Member Bucelo

134 Florida Avenue

Violation Description - MIN CC 105 Article 5 & EXP CC 105-23 Violations, i.e., Paint is peeling off exterior walls throughout property, walls and windows throughout property in disrepair, front screen door is rusted, walkway and front steps of property are dirty, vegetation growing in windows. Permits BL-12-10-0852, EL-12-10-1003, EL-15-04-4658, ME-15-04-4564, PL-12-10-0879, PL-15-04-4686, PS-12-08-2007 are all expired.

Remedy - Must fix paint in all areas where it is peeling off walls and windows, make repairs to walls and windows, fix rusted screen door, clean front walkway and steps, and clear all vegetation growing in windows. Must seek any additional permits and inspections for repair work. Must close permits BL-12-10-0852, EL-12-10-1003, EL-15-04-4658, ME-15-04-4564, PL-12-10-0879, PL-15-04-4686, and PS-12-08-2007.

Owner - Beverly Gibson

Code Enforcement Field Supervisor Sheppard

**This Code Enforcement Board Violation was Complied prior to hearing**

**Excused:** 1 - Board Member Bucelo

528 Giralda Avenue

**CEB 8-21-2019 - Notice of Intent to Lien against owner on agreed CEB Order**

Violation Description - Property roof is not watertight. Walls are peeling and discolored. Garage door in disrepair. Walkway, driveway, coral rock wall, sidewalk and approach are dirty.

Remedy - Must remove white cover and repair roof. Must clean and/ or paint walls. Must repair or replace garage door. Must clean and/or paint walkway, driveway and approach. Must clean rock wall.

Owner - Elisa Gorayeb

Code Enforcement Officer Bermudez

Current Agreed Order stands read into the record on Hearing of August 21, 2019 by City Attorney - no action needed

6913 Talavera Street

**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.**

**Document 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 a 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 or which has been installed without approval permits must be removed.

Owner - Barbara Garcia

Code Enforcement Officer's Quintana/Roman

Motion to continue to November 18, 2020 Hearing.

**A motion was made by George Kakouris, seconded by Ignacio Borbolla, that this matter be Continued. The motion passed by the following vote.**

**Yeas:** 6 - Murai Jr, Zoller, Flanagan, Kakouris, Borbolla and Guarch Jr.

**Excused:** 1 - Board Member Bucelo

## **DISCUSSION ITEMS**

### **2019-2020 Annual Report**

Board agreed on report results for 2019-2020.

## **ADJOURNMENT**

Meeting was adjourned by Chairperson, Andres Murai, Jr.