

# City of Coral Gables

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



## Agenda

Wednesday, January 15, 2020

8:30 AM

City Hall, Commission Chambers, 2nd Floor

### 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*

**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*

**CE284470**

3411 Granada Boulevard

7-17-2019 - Agreed order read into the record by Deputy City Attorney, Cristina Suarez. Respondent requested to be heard on the Notice of Intent to Lien.

Violation Description - MIN CH105 - Article 5 (MIN) Minimum Housing.

CH 54-154 (EXP) Property has expired permits.

3-207 - (UNB) Building not completed within more than (1) year.

34-211 - Failure to register as a vacant property.

Remedy - MIN - Clean roof, paint walls and exterior fence, steps and driveway.

EXP - Reactivate all permits and pass any necessary inspection to close those permits.

UNB - Must finish work within a timely manner.

34-211 - Must register as a vacant lot with the city.

Owner - 3411 Granada LLC

Code Enforcement Officer: Ernesto Bermudez

**CE288967**

1615 Ferdinand Street

Returning for monthly status report

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 by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates tobe 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 Delgado

**CE285463**

1126 Milan Avenue

Violation Description - Property is in need of maintenance: Roof, walls, perimeter wall, driveway, walkway and awnings are dirty.

Remedy - Must clean. Obtain necessary approval and permit.

Owner - Francisco J Godoy

Code Enforcement Officer Delgado

**CE285621**

1216 Milan Avenue

Violation Description - Roof is dirty

Remedy - Roof requires cleaning

Owner - Ernesto Perez & Silvia Garcia

Code Enforcement Officer Delgado

**CE289402**

1320 Lugo Avenue

Violation Description - Roof, fascia, walls/stone accents, driveway, walkway, pool deck are dirty, discolored, peeling or in need of paint. Eaves are unfinished and/or missing. Exposed trusses are in disrepair or damaged by wood rot. Deco shutters and stone wall/columns accents are in disrepair. Compromised pool protection, fence/gate is damaged and/or missing. Pool water is stagnant. Dead and/or decaying tree stump maintained on premises.

Remedy - Must correct all matters noted above. Obtain any necessary approvals and permit needed prior to commencing work.

Owner - Pablo E Canals LE REM Matilde M Canals

Code Enforcement Field Supervisor A. Garcia

[CE274717](#)

322 Viscaya Avenue

Returning for status report

10-16-2019 - Found guilty, comply with 12 months of Board's Hearing. \$150 daily fine to commence if no compliance. Administrative fee waived by the board. Status report every three months ordered by the Board.

Violation Description - Garage enclosed without any record of approval and permit.

Remedy - Must obtain permit and inspections as needed.

Owner - Aldo Berti

Code Enforcement Field Supervisor A. Garcia

[CE275551](#)

5410 Orduna Drive

Returning for status report and further discussion on the swale area.

10-16-2019 - Found guilty, comply within 90 days of the Board's Hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Per chairperson, for Code Enforcement to research why bricks have not been installed by the City on the swale of this property.

11-20-2019 - Found guilty, roof to be cleaned within 15 days of the Board's Hearing. \$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Violation Description - Roof is dirty. City right-of-way does not have property ground cover.

Remedy - Roof needs to be cleaned. Must have ground cover. Options are: grass, low non-woody landscape plants or decorative crushed stone. Permit from Public Works Department is required for the plants and crushed stone. Please contact the department at: (305) 460-5000.

Owner - Alejandro Perez Siam JTRS & Yleana Perez Siam JTRS

Code Enforcement Officer Quintana

[CE288722](#)

86 Coral Way

Violation Description - Sign installed on building storefront without approved/issued permit.

Remedy - Must obtain permit and all approved inspections.

Owner - Miracle Center

Code Enforcement Officer Schwartz

**HISTORIC PROPERTIES****CE286332** 1109 Almeria Avenue

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 Delgado

**CE273285** 1013 Castile Avenue

2-21-2018 - Fines of \$500 per day accruing since 1/15/2019.

Case being brought back to add the mortgagees who filed foreclosure after the original case against the owner was heard. Lien recorded.

Violation Description -

1. Section 34-55 of the City Code - Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris
2. Sec. 34-202 and 203 of the City Code - Failure to register and maintain an abandoned property that is in foreclosure
3. Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code, Building permit for renovation of structure (permit # BL-16-12-7121) has expired
4. Sec. 105-250 of the City Minimum Housing Code - The structure must be maintained in a manner that it will be weather and watertight
5. Sec. 105-254 of the City Minimum Housing Code - Every window, door, and other opening to outdoor space in the exterior of every structure shall be effectively protected against the entrance of insects
6. Sec. 105-255 of the City Minimum Housing Code - The exterior of every structure shall be so maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood
7. Sec. 105-278 of the City Minimum Housing Code - Floors, walls, ceilings and roofs of every structure shall be structurally sound, and maintained in a clean and sanitary condition
8. Section 3-1108 of the City Zoning Code - Demolition by neglect of an historic structure; including, but not limited to: Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; 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; Any structure which is not properly secured and is accessible to the general public; Any fault or defect in the property that renders it structurally unsafe or not

properly watertight

Remedy -

1. Consistently mow the grass and trim all overgrown vegetation and remove all dead vegetation and debris
2. Register and maintain the Property and apply to re-open and pass final inspection on all required permits to complete the structure
3. Apply to re-open and pass final inspection on all required permits to complete the structure
4. Apply to re-open and pass final inspection on all required permits to complete the structure
5. Apply to re-open and pass final inspection on all required permits to complete the structure
6. Apply to re-open and pass final inspection on all required permits to complete the structure
7. Apply to re-open and pass final inspection on all required permits to complete the structure
8. Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic structure

Owner - 1013 Castille LLC and/or interested parties

Code Enforcement Officer Delgado

Code Enforcement Field Supervisor A. Garcia

## **ADJOURNMENT**