

# City of Coral Gables

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



## Meeting Minutes

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**

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

**ROLL CALL**

**Present:** 5 - Chairperson Murai Jr, Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Vice-Chairperson Kakouris and Board Member Guarch Jr.

**APPROVAL OF THE MINUTES**

Approval of the November 20, 2019 minutes were approved unanimously by the Code Enforcement Board.

**PUBLIC HEARING**

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

**Attachments:** [Photos 22519](#)  
[Property Ownership](#)  
[Expired permits](#)  
[docket - 2-26-19](#)  
[1. deed - 3411 Granada Blvd](#)  
[2. mortgage - 3411 Granada Blvd](#)  
[3. assignment of mortgage - 3411 Granada Blvd](#)  
[3. lis pendens - 3411 Granada Blvd](#)  
[4. claim of lien - Fernandez](#)  
[cease and desist letter - 3411 Granada Blvd - mortgagee](#)  
[cease and desist letter - 3411 Granada Blvd - owner](#)  
[cease and desist letter - 3411 Granada Blvd - servicer and property manager](#)  
[demand letter - 3411 Granada Blvd - mortgagee](#)  
[demand letter - 3411 Granada Blvd - owner](#)  
[demand letter - 3411 Granada Blvd - servicer and property manager](#)  
[3. Notice of Violation - Registered agent](#)  
[1. Notice of Violation - Mortgagee](#)  
[2. Notice of Violation - Mortgage Servicer and Property Manager](#)  
[NOV posting affidavit](#)  
[Summons](#)  
[Summons Posting](#)  
[Summons Posting affidavit](#)  
[Summons USPS Tracking](#)  
[NOV USPS Tracking \(Servicer\)](#)  
[NOV USPS Tracking \(Property\)](#)  
[NOV USPS Tracking \(Mortgagee\)](#)  
[71719 Violation Pic](#)  
[11420 Violation Pics](#)  
[Summons\\_1-15-2020](#)  
[Summons Posting\\_10220 \(1\)](#)  
[Summons Posting\\_10220](#)  
[Summons USPS Tracking 11520 \(3\)](#)  
[Summons USPS Tracking 11520 \(4\)](#)  
[Summons USPS Tracking 11520 \(1\)](#)  
[Summons USPS Tracking 11520 \(2\)](#)  
[3411 Granada Blvd - Affidavit of posting](#)

Found guilty. Code Enforcement Board Order on Notice of Intent to Lien to be sent to property owner and interested parties.

**A motion was made by Board Member Flanagan, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Chairperson Murai Jr, Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Vice-Chairperson Kakouris and Board Member Guarch Jr.

1615 Ferdinand Street

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

**1-15-2020 - 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's Delgado/Schwartz

**Attachments:** [Email complaint](#)  
[NOV picture](#)  
[NOV posting](#)  
[NOV Registered Agent](#)  
[NOV](#)  
[Ownership](#)  
[Permits](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[Sunbiz](#)  
[SUMMONS TO APPEAR](#)  
[PHOTOS OF PROPERTY \(2\)](#)  
[PHOTOS OF PROPERTY \(3\)](#)  
[PHOTOS OF PROPERTY \(1\)](#)  
[SUMMONS AFFIDAVIT](#)  
[USPS - SUMMONS](#)  
[NOV -USPS & AFFIDAVIT -](#)  
[PERMIT PRINT OUT 11-19-19](#)  
[UNB CODE](#)  
[VIOLATION PHOTOS](#)  
[SUMMONS POSTING - 1-15-20 \(2\)](#)  
[SUMMONS POSTING - 1-15-20 \(3\)](#)  
[TEMP. FENCE COMPLIANCE PHOTOS](#)  
[USPS SUMMONS 1-15-19](#)  
[PHOTO 1-14-20](#)  
[PHOTOS 1-14-20](#)  
[SUMMONS AFFIDAVIT 1-15-20](#)  
[PERMIT PRINT OUT 1-14-20](#)  
[REVISION PERMIT 1-14-20](#)  
[SUMMONS TO APPEAR FOR 2-19-20 \(1\)](#)  
[SUMMONS TO APPEAR FOR 2-19-20 \(2\)](#)  
[USPS- SUMMONS 2-19-20](#)

No action. Owner was found guilty on November 20, 2019. Previous order stands. Property owner returned to provide monthly status report.

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

**Attachments:** [VIOLATION PHOTOS OWNERSHIP](#)  
[Code Enforcement Violation Warning SIGNED](#)  
[Notice of Violation signed](#)  
[NOV POSTING](#)  
[SUMMONS POSTING 1-15-20 \(1\)](#)  
[USPS FOR NOV](#)  
[USPS FOR SUMMONS](#)  
[MIN](#)  
[CE VIOLATION WARNING POSTING](#)  
[AFFIDAVIT FOR NOV](#)  
[SUMMONS AFFIDAVIT 1-15-20](#)  
[PHOTOS 1-14-20](#)  
[AFFIDAVIT - CE VIOLATION WARNING](#)

Found guilty. Obtain permit for awnings 14 days of the Board's hearing. Shall correct all work necessary that does not require a permit within 30 days of Board's hearing; shall be in full compliance 90 days within Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Borbolla, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

**Excused:** 2 - Vice-Chairperson Kakouris and Board Member Guarch Jr.

1216 Milan Avenue

Violation Description - Roof is dirty

Remedy - Roof requires cleaning

Owner - Ernesto Perez & Silvia Garcia

Code Enforcement Officer Delgado

**Attachments:** [CE VIOLATION WARNING POSTING](#)  
[Code Enforcement Violation Warning SIGNED](#)  
[Notice of Violation SIGNED](#)  
[NOV POSTING](#)  
[OWNERSHIP](#)  
[SUMMONS POSTING 1-15-20 \(1\)](#)  
[SUMMONS POSTING 1-15-20 \(2\)](#)  
[VIOLATION PHOTOS](#)  
[USPS FOR NOV](#)  
[USPS FOR SUMMONS](#)  
[AFFIDAVIT FOR SUMMONS](#)  
[AFFIDAVIT FOR NOV](#)  
[AFFIDAVIT CE VIOLATION WARNING POSTING](#)

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

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

**Attachments:** [CE VIO 102519 Posting \(1\)](#)  
[CE VIO 102519 Posting \(2\)](#)  
[NOV 112519 Posting \(1\)](#)  
[NOV 112519 Posting \(2\)](#)  
[Property Info](#)  
[Violation Photos](#)  
[Summons 122719 Posting \(1\)](#)  
[Summons 122719 Posting \(2\)](#)  
[CE VIO 102519](#)  
[CE VIO Affidavit 102519](#)  
[NOV 112519](#)  
[NOV Affidavit 112519](#)  
[Summons Affidavit 122719](#)  
[Summons 122619](#)  
[Violation Photos 011420](#)

Found guilty. Apply for permit within 30 days of Board's hearing and remove everything that does not require a permit 30 days within Board's hearing. Shall obtain permit 90 days from Board's hearing; Shall correct all violation's 150 days from Board's hearing. \$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 5 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Vice-Chairperson Kakouris

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

**Attachments:** [awning permit 2003](#)  
[Summons Affidavit 091718](#)  
[Summons Affidavit 122618](#)  
[Summons Posting 122618](#)  
[Summons Posting 091718](#)  
[Summons 091718](#)  
[CE VIO Affidavit 122917](#)  
[CE VIO 122917](#)  
[driveway 2003](#)  
[Email requesting extension](#)  
[Email complaint and follow up](#)  
[NOV 012918](#)  
[NOV Affidavit 013018](#)  
[USPS 8204](#)  
[Original plans](#)  
[Property Info](#)  
[CE VIO Posting 122917](#)  
[NOV Posting 013018](#)  
[Summons 101918](#)  
[WWP](#)  
[2003 P&Z Workshop - Enclosed Garages](#)  
[MDC Building Sketch View](#)  
[Summons Posting 092719 \(1\)](#)  
[Summons Posting 092719 \(2\)](#)  
[Violation Photos](#)  
[Summons 092619](#)  
[Summons Affidavit 092719](#)  
[USPS 4321](#)  
[USPS 4533](#)  
[Summons Status 122319 \(2\)](#)  
[Summons Status 122319 \(1\)](#)  
[Permit History](#)  
[CEB Order 101719 \(1\)](#)  
[CEB Order 101719 \(2\)](#)  
[CEB Order 101719](#)

No action. Owner was found guilty on October 16, 2019. Previous order stands. Property owner returned to provide status report.

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

**Attachments:** [Violation photos 2019](#)  
[Original 2018 photos](#)  
[ownership](#)  
[warning notice signed](#)  
[affi 5410 orduna warning](#)  
[5410 orduna nov sent certified mail](#)  
[Summons notice sent certified](#)  
[affi 5410 orduna summons](#)  
[AB applied for cleaning and painting of roof](#)  
[summons affi](#)  
[summons posting pictures 11 6 2019](#)  
[Email from public works](#)  
[plan from 2006 sent from emily munoz in public works regarding the pavers](#)  
[email from terri sheppard advising we need someone from public works to attend](#)  
[5410 orduna summons usps](#)  
[pictures taken on 11 19 2019](#)  
[summons posting from 12 26 2019](#)  
[summons on 12 26 2019 USPS](#)  
[pdf of pictures taken 12 26 2019](#)  
[5410 orduna pictures taken the day before hearing 1 14 2020](#)  
[5410 orduna 1 15 2020 morning of hearing pictures](#)

Found guilty on 10-16-2019. \$250 daily fine to commence if no compliance of the Board's hearing.

Returned for status report on roof and further discussion on swale area. Shall complete painting and/or cleaning and close out any permit(s) with 30 days of Board's hearing. Shall communicate within 30 days of the Board's hearing with Public Works Department pertaining to swale area.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 5 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Vice-Chairperson Kakouris

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

**Attachments:** [86 coral way - ownership](#)  
[86 coral way \(1\)](#)  
[CE288722 Summons - 1-15-2020](#)  
[eden snip of pw comments](#)  
[NOV](#)  
[usps - service](#)  
[86 mmile sign](#)  
[usps for 86 coral way Summons to appear](#)  
[86 coral way - nov w usps service number](#)  
[kriss gelato eden snip of application](#)  
[86 coral way - pic for code board \(2\) taken 1-14-20](#)  
[86 coral way - pic for code board \(3\) taken 1-14-20](#)  
[86 mmile affidavit of posting](#)

Found guilty. Shall remove sign with 10 days of Board's hearing or obtain permit by January 25, 2020. Shall closeout permit(s) 30 days within Board's hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Flanagan, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

**Excused:** 2 - Vice-Chairperson Kakouris and Board Member Guarch Jr.

### **HISTORIC PROPERTIES**

1109 Almeria Avenue

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

**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 Delgado/Schwartz

**Attachments:** [CE VIOLATION WARNING AFFIDAVIT](#)  
[CE VIOLATION WARNING NOTICE](#)  
[CE VIOLATION WARNING POSTING](#)  
[EXP CODE](#)  
[EXPIRED PERMIT PRINT OUT](#)  
[NOTICE OF VIOLATION AFFIDAVIT](#)  
[NOTICE OF VIOLATION SIGNED](#)  
[NOV POSTING](#)  
[OWNERSHIP](#)  
[SUMMONS TO APPEAR AFFIDAVIT](#)  
[SUMMONS TO APPEAR POSTING \(1\)](#)  
[SUMMONS TO APPEAR POSTING \(2\)](#)  
[USPS NOTICE OF VIOLATION](#)  
[USPS FOR SUMMONS](#)  
[VIOLATION PHOTOS 10-15-19](#)  
[PERMIT 10-15-19](#)  
[SUMMONS TO APPEAR \(NOV. CEB\)](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[SUMMONS AFFIDAVIT](#)  
[USPS - SUMMONS](#)  
[PERMIT ACTIVITY 11-19-19](#)  
[PERMIT PRINT OUT 11-19-19](#)  
[VIOLATION PHOTOS 11-19-19](#)  
[SUMMONS POSTING 1-15-20 \(1\)](#)  
[SUMMONS POSTING 1-15-20 \(2\)](#)  
[USPS SUMMONS 1-15-20](#)  
[AFFIDAVIT FOR SUMMONS 1-15-20](#)  
[PHOTOS - 1-14-20](#)  
[EDEN PRINT OUT 1-14-20](#)  
[EDEN PRINT OUT AS OF 1-14-20](#)  
[SUMMONS FOR 2-19-20 \(1\)](#)  
[SUMMONS FOR 2-19-20 \(2\)](#)  
[USPS-SUMMONS 2-19-20](#)

No action. Owner was found guilty on November 20, 2019. Previous order stands. Property owner returned to provide monthly status report.

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

**Attachments:** [Email 081919 - Service of Court Docs Case# 132019CA020287000001](#)  
[Email 092519 - Receivership](#)  
[Motion To Appoint Receiver](#)  
[Notice Of Hearing](#)  
[NOV 112219 Posting \(1\)](#)  
[NOV 112219 Posting \(2\)](#)  
[NOVs 112119 signed](#)  
[NOVs 112219](#)  
[Summons 010620 \(1\)](#)  
[Summons 010620 \(2\)](#)  
[Property Info](#)  
[Inspection Photos 010620](#)  
[Inspection Photos 092719](#)  
[Violation Photos 022018 - 052418](#)  
[Email 011420 - Third report \(covering Nov 2019\)](#)

Agreed order read into the record by Deputy City Attorney, Cristina Suarez.

## **ADJOURNMENT**

Meeting was adjourned by Chairperson, Andres Murai, Jr.