

# City of Coral Gables

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



## Meeting Minutes

Wednesday, February 14, 2024

8:30 AM

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

City Hall, Commission Chambers

## Code Enforcement Board

*Board Member Ignacio Borbolla*

*Board Member Andres Correa*

*Board Member Maria Cruz*

*Board Member Jeffrey Flanagan*

*Board Member J.M. Guarch, Jr.*

*Board Member George Kakouris*

*Board Member Andres Murai, Jr*

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

## **CALL TO ORDER**

## **ROLL CALL**

**Present:** 6 - Board Member Correa, Board Member Murai Jr., Board Member Kakouris, Board Member Guarch Jr., Board Member Borbolla and Board Member Cruz

**Excused:** 1 - Board Member Flanagan

## **APPROVAL OF THE MINUTES**

## **PUBLIC HEARING**

**NEW CASES****NOVI-23-11-3** 30 Leucadendra Drive  
**746**

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: Plumbing Work being conducted without permit

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

Owner - Ming Tien

Code Enforcement Officer Casimir

**Guilty/30 days to apply/30 days to close permit/\$150.00 a day/\$108.75  
Administrative Fee**

NOVI-23-06-2 1213 Alberca Street  
298

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 permits, including but not limited to interior renovations/alterations, exterior work, driveway, and artificial turf in front and rear yards.

Remedy - Cease and desist all unpermitted work. Must apply, obtain, and close the after the fact permits.

Owner - MICHAEL FRANK ANZALONE III

Code Enforcement Officer Selva

**Continued at Board**

NOVI-23-07-2 415 Aragon Avenue  
544

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: Work without permits, including but not limited to exterior renovations/alterations.

Note: Do not discard removed twisted columns.

Remedy - Cease and desist all unpermitted work. Must apply, obtain, and close the after the fact permits.

Owner - 415 ARAGON AVENUE LLC

Code Enforcement Officer Selva

**Guilty/Immediate Fine/\$250.00 a day/\$108.75 Administrative Fee**  
**All Yea's**

[NOVI-23-09-3](#) 300 Mendoza Avenue  
[244](#)

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: Installation of new windows and removal of wall air conditioning units, possibly interior work without approval and permit.

Remedy - Must obtain approval and permit for all work done, call for inspections and finalize permit.

Owner - BUILDING 300 LLC or R/A: Legalcorp Solutions LLC Legalcorp Solutions LLC

Code Enforcement Officer Delgado

**Guilty/90 days/\$250.00 a day/\$108.75 Administrative Fee**

NOVI-23-12-4 300 Mendoza Avenue  
173

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: Installation of mini split air conditioning units without approval and permit.

Remedy - Must obtain approval and permit, call in for inspections and finalize permit.

Owner - BUILDING 300 LLC or  
R/A: Legalcorp Solutions LLC Legalcorp Solutions LLC

Code Enforcement Officer Delgado

**Guilty/90 days/\$250.00 a day/\$108.75 Administrative Fee**

[NOVI-23-10-3](#) 220 Miracle Mile  
[580](#)

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: Installation of artificial flowers without approval and permit. ( Copper 29)

Remedy - Must obtain approval and permit or remove.

Owner - GABLES MIRACLE MILE LLC or  
R/A: Scott Fitzgerald

Code Enforcement Officer Delgado

Guilty/30 days to obtain and 30 days to close/\$250.00 a day/\$108.75 Administrative Fee



[NOVI-23-08-2](#) 3615 Harlano Street  
[893](#)

Violation Description - Removal of obstructions Section. A - Sec. 62-153. -  
Removal of obstructions(a).

(a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988)

Code Enforcement Officer Comments: Encroachment and obstruction of the right of way/ easement.

Remedy - If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction within ten days of receipt of the written notice, the city shall then perform the necessary removal operations and shall assess the cost of said removal against the property. Such assessment, if not paid, shall become a lien against the property.

Owner - Filippo Frattini

Code Enforcement Officer Schwartz

**Continued for 6 months at Board**

NOVI-23-08-3 3600 Le Jeune Rd.  
005

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 along wall adding decorative tile, metal ironwork on front entry, lattice and screening along sidewalk, artificial turf, curtain on exterior of entry, and removal of grass and installation of pavers and rock without permit.

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

Owner - Susana Lay

Code Enforcement Officer Schwartz

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

[NOVI-22-05-0](#) 2530 Columbus Blvd.  
[313](#)

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 permit/ including (but not limited to) garage conversion without permit. including electrical, mechanical, plumbing and structural.

Remedy - Comply with City Code section 105-26- obtain after the fact permits/ and finalized inspections to close.

Owner - GIAG LLC

Code Enforcement Officer Schwartz

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

[NOVI-23-10-3](#) 2271 Ponce de Leon Blvd.  
[587](#)

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: Screening on patio area without approved permits.

Remedy - Must obtain permits for installed screening or remove from patio area. Comply with Section 14202.8

Owner - PONCE DE LEON PROPERTIES LLC

Code Enforcement Officer Young

Guilty/90 days to obtain/\$250.00 a day/\$108.75 Administrative Fee

[NOVI-23-11-3](#) 805 Milan Avenue  
[714](#)

Violation Description - Excavations - Sec. 62-58. - Penalties.

Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense. (Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel on the swale.

Remedy - Must remove gravel from the right of way. If you would like to have an encroachment on the right of way you may contact PW Greenspace or refer to the swale packet provided. Comply with City Code Chapter 62, Article 3.

Owner - Marta M. Velayos Loredó Tr.

Code Enforcement Officer Young

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

[NOVI-23-07-2](#) 1514 Cecilia Avenue  
[611](#)

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: Installation of white fencing on west side of the property, walkway with artificial turf in between and concrete patio in backyard without a permit.

Remedy - Must obtain a after-the-fact permit for work completed.

Owner - Alejandro Trigo

Code Enforcement Officer Vilato

Guilty/30 days to apply and 30 days to close/\$150.00 a day/\$108.75 Administrative Fee

All Yea's

[NOVI-23-06-2](#) 1534 Cecilia Avenue  
[327](#)

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: Installed concrete walkway on east and west side of house without a permit.

Remedy - Comply with Section 14-202.8 must obtain a after-the-fact permit for work completed.

Owner - Ryan S. Marks

Code Enforcement Officer Vilato

Guilty/30 days to apply and 30 30 days to close/\$150.00 a day/\$108.75  
Administrative Fee

[NOVI-23-08-3](#) 1534 Cecilia Avenue  
[115](#)

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: Artificial turf installation in backyard without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after-the-fact permit for artificial turf installation.

Owner - Ryan S. Marks

Code Enforcement Officer Vilato

Guilty/30 days to apply and 30 days to close/\$150.00 a day/\$108.75 Administrative Fee



NOVI-22-06-0 1532 Dorado Avenue  
710

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: ME-19065018

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 Antonio Silio at (305) 460 5206 / [asilio@coralgables.com](mailto:asilio@coralgables.com) or Development Services at [building@coralgables.com](mailto:building@coralgables.com) / (305) 460-5245

Owner - ENCARNITA GARCIA DE JESUS

Code Enforcement Officer Vilato

Guilty/30 days to re-activate and 30 days to close/\$150.00 a day/\$108.75  
Administrative Fee  
All Yea's

[NOVI-23-08-3](#) 1531 Blue Rd.  
[129](#)

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: Installed artificial turf on east and west side of property, chain-link fence on west side of property and AC mini split on west side next to garage without a permit.

Remedy - Comply with Section 14-202.8. Must obtain a after-the-fact permit for chain-link fence, artificial turf, and mini split AC installation.

Owner - Alberto G. Gutierrez

Code Enforcement Officer Vilato

**Guilty/60 days to obtain and close/\$150.00 a day/\$108.75 Administrative Fee**

**NOVI-23-05-2** 1552 Palermo Avenue  
**015**

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: Concrete wall and fencing abutting property is dirty and discolored, and has missing paint on the wall and on metal ornamental fencing. Sidewalk abutting property is dirty and discolored.

Remedy - Must clean wall, ornamental, fencing, and sidewalk abutting property. Must paint where needed. Must obtain all permits and approvals to complete work.

Owner - Allen A. Matis

Code Enforcement Officer Vilato

**Guilty/120 days/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-23-09-3](#) 1447 Siena Avenue  
[220](#)

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: Extending back patio without a permit

Remedy - Comply with Section 14-202.8 must obtain a after-the-fact Permit for extension of the back patio

Owner - ORLANDO V MONTIEL

Code Enforcement Officer Vilato

Guilty/30 days to obtain and 30 days to close/\$150.00 a day/\$108.75 Administrative Fee

NOVI-22-03-0 7230 Lago Drive  
230

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#(s): BL16127245; BL19013471; BL19105706; BL19114621; EL16127372

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 Jorge Pino/Mobile Permit Coordinator - [jpino@coralgables.com](mailto:jpino@coralgables.com) / (305) 460-5272 / Antonio Silio Ombudsman for Residents and Small Business Owners [asilio@coralgables.com](mailto:asilio@coralgables.com) or Development Services at [building@coralgables.com](mailto:building@coralgables.com) / (305) 460-5245

Owner - LAGO DM LLC or R/A: JOAQUIN MARTINEZ

Code Enforcement Officer Ramos

**Guilty/30 days to obtain and 60 days to close/\$150.00 a day/\$108.75 Administrative Fee**

**All Yea's**

**NOVI-22-08-1** 77 Miracle Mile CU-101  
**218**

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:

BL-19-07-5651

TYPE OF WORK: SIGNS

EXPIRED: 06/23/2021

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: Antonio Silio at 305-460-5206/asilio@coralgables.com

or Development Services at 305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit

Coordinator at 305-460-5272/jpino@coralgables.com

Owner - CGI 55MM LLC

Code Enforcement Officer Ramos

**Guilty/30 days to re-activate and 30 days to close/\$250.00 a day/\$108.75 Administrative Fee**

**NOVI-23-07-2** 14401 SW 67 Avenue  
**567**

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 BL-22-03-9127  
TYPE OF WORK: RE-ROOF/ CHANGE OF CONTRACTOR

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: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/DevelopmentServices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - DONALD C MACKO & W LORRAINE R

Code Enforcement Officer Ramos

Guilty/30 days to re-activate and 30 days to close/\$150.00 a day/\$108.75  
Administrative Fee

**CONTINUED CASES**

**HISTORIC CASES****NOVI-22-09-1 2300 Alhambra Circle  
308**

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: BL20037274  
TYPE OF WORK: DOOR/GARAGE/DOOR.SHUTTER/WINDOW  
EXPIRED: 05/10/2021

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: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - JEAN BAPTISTE RAMET

Code Enforcement Officer Casimir

**Guilty/30 days re-activate and 30 days to close/\$150.00 a day/\$108.75  
Administrative Fee**



**STATUS CASES**

[NOVI-23-09-3](#) 436 Aledo Avenue  
[149](#)

***Requesting an Extension of Time***

***11/15/23 Guilty/30 days to obtain permit and final or remove/\$150.00  
a day/\$108.75 Administrative Fee***

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: Work without permit including but not limited to statue in the front lawn.

Remedy - Comply with Section 14-202.8 - Must obtain after the fact. If unable to obtain permit must remove unpermitted work.

Owner - Omar Armenteros Sr.

Code Enforcement Officer Posada

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

**DISCUSSION ITEMS****Elections still need to be held**

Kakouris/Borbolla/Guarch to wait until next meeting  
Cruz Postpone until next meeting  
All Yea's

**Reminder - Next Code Board Hearing is on March 13, 2024**

**ADJOURNMENT**

**NOTE**