

City of Coral Gables

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



Meeting Minutes

Wednesday, January 20, 2021

8:30 AM

Public Participation via Zoom

City Hall, Commission Chambers

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 holding a regular board meeting on Wednesday, January 20, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. 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.

CALL TO ORDER

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

Present: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

ROLL CALL

Present - Hybrid were Vice Chairman, George Kakouris; Board Member's - Ignacio Borbolla; Alex Bucelo; and Christopher Zoller. Present Via Zoom were - Chairman Andres Murai, Jr.; J.M. Guarch and Jeffrey Flanagan.

Present: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

APPROVAL OF THE MINUTES

Code Enforcement Meeting Minutes of November 18, 2020

PUBLIC HEARING

NEW CASES

6710 Santana Street

Violation Description - Artificial turf installed without approval and permits.

Remedy - Must obtain permits and all required inspections.

Owner - Jose G Gomez & w Vanessa L

Code Enforcement Officer Roman

Found guilty, comply with in 10 days of the Board's Hearing by applying for permit. Comply within 90 days of Board's hearing to remove grass or close permit. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

825 Tangier Street

Violation Description - Work Without Permit - Installing pavers without required approval and/or permit.

Remedy - Stop Work - Must obtain approval and permit prior to continuing.

Owner - Osvaldo Carbonell

Code Enforcement Officer Schwartz

Found guilty, comply with in 10 days of the Board's Hearing by applying for permit. Comply within 30 days of Board's hearing to close out permit. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

306 Camilo Avenue

Violation Description - WWP- Installation and/or recover of awnings without approval or permit.

Remedy - Must obtain "after the fact" permit for installed awnings or remove.

Owner - Sunbreck Properties LC

Code Enforcement Officer Schwartz

This Code Enforcement Board Violation was Complied prior to hearing

4916 Washington Drive

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables

Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor A. Garcia

Found guilty, comply with in 48 hours of Board's Hearing to disconnect gas and call for inspection. Comply within 30 days of Board's hearing to apply for permit. Comply within 90 days of Board's Hearing's by closing out permit.\$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Monthly updates to be provided as per Board's request.

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

Yeas: 7 - Board Member Zoller,Board Member Flanagan,Board Member Kakouris,Board Member Borbolla,Board Member Bucelo,Board Member Murai Jr and Board Member Guarch Jr.

3195 Ponce de Leon Boulevard

Violation Description -Expired permits, BL-19-07-4980, PW-15-11-5010 are expired and EL-19-07-4995 in Pending

Remedy - Must reactivate, obtain all necessary inspections and finalize permits.

Owner -Four Aces Property II LLC.

Code Enforcement Officer J. Garcia

Found guilty, comply with in 48 Hours of the Board's Hearing by renewing permit. Comply within 30 days of Board's hearing to close permit. \$250 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 Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Flanagan,Board Member Kakouris,Board Member Borbolla,Board Member Bucelo,Board Member Murai Jr,Board Member Guarch Jr. and Board Member Zoller

86 Coral Way

Violation Description - Malakor Asian Thai food restaurant sign installed without a permit/ Amore Restaurant sign installed without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - Miracle Center

Code Enforcement Officer J. Garcia

Found guilty, comply with in 30 days of the Board's Hearing by obtaining permit. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan and Board Member Guarch Jr.

1430 Tunis Street

Violation Description - Expired permit - BL13-05-0185 - Residential Addition.

Remedy - Must reactivate permit, call in for all inspections and close out permit.

Owner - Gisela I Contasti

Code Enforcement Officer Delgado

Found guilty, comply with in 48 hours of the Board's Hearing by activating permit. Comply with in 30 days of the Board's Hearing by closing permit. \$150 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: 7 - Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Guarch Jr.

1441 Tagus Avenue

Violation Description - Permit(s) BL15065187, EL15065256, ME15065403 & PL15065411 are expired and currently on a stop work

status.

Remedy - Must re-activate permit(s) and/or obtain new permit(s) and call for all inspections to finalize permits.

Owner - MARK PRICE & W ROBERTA

Code Enforcement Officer Quintana

Found guilty, comply with in 30 days of the Board's Hearing by re-activating permit. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan and Board Member Guarch Jr.

HISTORIC CASE(S)

1106 Tangier Street

Violation Description - Performed interior and exterior alterations and installations without approval and permits.

I.E. Garage Enclosure converted into room ZC5-1409, Exterior door and door step, Brick pavers, Door panel covering garage elevation, wooden and chicken wire fence/gate installed, portable A/C and tankless water heater installed. Windows on property in need of screening and parking ribbons are discolored and in disrepair and failure to maintain grass in front of property.

Remedy - Must obtain approval and permits for interior and exterior alterations and installations which may include demo, electrical and plumbing. Must install window screens, clean and repair parking ribbons. Must obtain permit for the repair if necessary. Must place sod in front of property.

Owner - Carolina Teresa Medina

Code Enforcement Field Supervisor Sheppard

Found guilty, comply with in 48 hours of the Board's Hearing by

re-activating permit. Comply within 30 days of Board's hearing to close out permit and correct all violations. \$150 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: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

800 Coral Way

Violation Description - Building permit BL-16-07-6851 (** Inclusive ** 1 Story addition w/garage) has expired.

Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

Found guilty, Comply within 30 days of Board's hearing to close out permit. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Guarch Jr.

HISTORIC CONTINUED CASE(S)

910 Capri Street

CEB - 1-20-2021 - Return for status report to Hearing on 3/17/2021

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB - 4-17-2019 - Agreed Order approved by the Board - Continued

Violation Description - 1. Section 34-55 and 54-28 of the City Code and

Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

Return for status report in 60 days to CEB Hearing scheduled on March 17, 2021.

This Code Enforcement Board Violation was found Guilty

CONTINUED CASES FROM PRIOR HEARING'S

675 Solano Prado

CEB 1/20/2021 - 48 hours to inspect for safety - to return to CEB Hearing on - 2/17/2021

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

Found guilty, comply with in 48 hours of the Board's Hearing by calling the City for a safety inspection. Continued to February 17, 2021 Hearing.

A motion was made by Board Member Guarch, Jr., seconded by Board Member Borbolla, that this matter be Continued. The motion passed by the following vote.

Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

357 Almeria Avenue - Unit 1506

CEB 1/20/2021 - Continued

CEB 11/18/2020 - Continued due to improper notice

Violation Description - Complete kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement.

Remedy - Must obtain all necessary permits and inspections. *note* stop work order placed by Code enforcement officer until permits are obtained.

Owner - Enrique De La Vega

Code Enforcement Officer J. Garcia

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

Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

528 Giralda Avenue

CEB 11-18-2020 - Continued

Violation Description -

- 1) Section 34-55 of the City Code - Failure to consistently maintain the Property, including but not limited to, by allowing overgrown vegetation, including vegetation that has grown over the sidewalk.

- 2) Sections 34-202 and 203 of the City Code - Failure to register the Property as vacant and in default of a mortgage and failure to maintain the Property.

- 3) Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code - As to the Structure: Roof in disrepair (leaks) and plastic cover placed on roof.

Remedy -

- 1) Remove the overgrown vegetation from the Property and from over the sidewalk.

- 2) Register the Property on the registry for vacant properties and correct all code violations as set forth herein.

- 3) Remove plastic cover and apply for, obtain, and pass final inspection on all required permits to repair/replace roof.

Owner - Elisa Gorayeb EST of c/o Lisabeth Sanchez and/or Interested parties

Code Enforcement Officer Schwartz/Code Enforcement Field Supervisor
A. Garcia

This Code Enforcement Board Violation was Continued

1522 Malaga Avenue

CEB - 11-18-2020 - Continued - 60 Days

Violation Description - Expired permit: BL14-08-3416 - Residential addition.

Remedy - Must reactivate permit, call in for inspections and close out.

Owner - Elizabeth Ann Martin

Code Enforcement Officer Delgado

Found guilty, comply with in 180 days of the Board's Hearing by closing permit. \$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 Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

1109 Asturia Avenue

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB 2-20-2019 - Agreed Order read into the record

Violation Description - Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

Remedy - Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing,

and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

Owner - Suzanne Luna / Norma de la Torre

Code Enforcement Officer Delgado

Extend deadline retro-actively 160 days from Hearing to comply.

A motion was made by Board Member Murai, Jr, seconded by Board Member Bucelo, that this matter be Granted extension of time. The motion passed by the following vote.

Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

4800 Le Jeune Road

This case went to previous hearing (CEB 2-19-2020) - An email was received by Ana Santisteban Esq. to return before the Board to request an extension.

Previous findings - CEB 2-19-2020 - Present - G/7 days/\$150/\$108.75 - Comply by 2/25/2020 or pay \$150 per day thereafter, +108.75 admin fee. Re-activate permit(s) 7 days after Board's hearing.

Violation Description - Permits BL-16-05-6522 Interior Renovations, BL-16-06-6488 Windows and Doors are expired and have been open more than one year.

Remedy - Need to reactivate permits, call for inspections and close out the permits. Need to close out all permits that have exited more than one year.

Owner - Properties 4 Us Inc

Code Enforcement Field Supervisor Sheppard

Current order remains. Request for continuance denied by the Board.

This Code Enforcement Board Violation was Denied extension of time

Yeas: 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

STATUS REPORT

6913 Talavera Street

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

CEB - 10-21-2020 - Continued to November

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.

Documents 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 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 which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

Monthly updates to be provided at the Board's request, to return to Hearing
Scheduled on March 17, 2021

DISCUSSION ITEMS

Approval of the Code Enforcement Board Calendar for 2021

To be approved at Hearing scheduled on February 17, 2021.

ADJOURNMENT

Meeting was adjourned by Vice Chairman, George Kakouris.