

City of Coral Gables

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



Meeting Minutes

Wednesday, October 16, 2019

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: 6 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

APPROVAL OF THE MINUTES

Code Enforcement Board Minutes of August 21, 2019

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

Yeas: 6 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

PUBLIC HEARING

628 Aledo Avenue

Violation Description - (EXP) Permit BL-13-06-0349 & BL-17-08-1882 are expired.

Remedy - Must reactivate building permit. Must pass all necessary inspection to close permit.

Owner - Jackeline Londono

Code Enforcement Officer Bermudez

Found guilty, comply within 48 hours of the 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 Vice-Chairperson Kakouris, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 6 - Vice-Chairperson Kakouris, Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

617 Malaga Avenue

Violation Description - (MIN) Property roof, awnings, walls, planters, front door, entry & walkway, sidewalks are dirty and/or discolored. Driveway is in disrepair. Soffits have peeling paint or rotten wood. Miscellaneous items are being stored on the side of the home.

Remedy - Must clean and/or paint roof, awnings, walls, planters, front door, entry & walkway, sidewalks are dirty and/or discolored. Must replace or repair driveway. Must replace and/or repair soffit. Must place miscellaneous item in a enclosed area.

Owner - Robert W Dudding JTRS, Robert W Dudding Living Trust & Diane Kies

Code Enforcement Officer Bermudez

Agreed Order read into the record by City Attorney, Miriam Ramos.

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: 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

1147 Venetia Avenue

Violation Description - Two expired permits: BL-17-11-2367 - Residential interior demo and PL-17-12-2206 - Plumbing work for septic tank.

Remedy - Must reactivate permit and final all inspections

Owner - Adelheid Nieves

Code Enforcement Officer Delgado

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

817 Tangier Street

Violation Description - Exterior paint without a color palette approval. Sec. 3-205 Zoning Code.

Remedy - Must obtain a color palette approval.

Owner - Z and Z Global Investments LLC

Code Enforcement Officer Delgado

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

9440 Old Cutler Lane

Violation Description -

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the Property, which is abandoned property in default of the mortgage [fines running against owner in case # CE281686-110218].
2. 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: installation of two sheds on the Property [fines running against owner in case # CE281686-110218].
3. Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: allowing the building permit for renovation of Structure (permit # BL-15-01-0698) to expire on 11-13-17 [fines running against owner in case # CE276581-032618].
4. Sections 3-207 (D) of the City Zoning Code; to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-15-01-0698 and all subpermits for the Structure, which was issued on 10-07-15, and which expired on 11-13-17 [fines running against owner in case # CE276581-032618].

Remedy -

1. Register the Property and apply to re-open and pass final inspection on all required permits to complete the Structure on the Property.
2. Apply for, obtain, and pass final inspection on required after-the-fact permits to legalize or demolish all work done without a permit.
3. Apply to re-open and pass final inspection on all required permits to complete the Structure.
4. Pass final inspection on permit BL-15-01-0698 and all subpermits for the Structure.

Owner - Juwan A Howard TRS JAH Revocable Trust

Code Enforcement Field Supervisor A. Garcia

Agreed to amended order read into the record by City Attorney, Miriam Ramos.

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: 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

322 Viscaya Avenue

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

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.

This Code Enforcement Board Violation was found Guilty

Yeas: 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

216 Calabria Avenue

Violation Description - exterior work done without a permit, i.e., landscape gravel installation without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - 216 Calabria LLC

Code Enforcement Officer J. Garcia

Found guilty, comply within 60 days of the Board's Hearing. \$250 daily fine

to commence if no compliance. Administrative Fee 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: 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

931 Andora Avenue

Violation Description - Permit number BL-17-05-1183 is expired.

Remedy - Renew expired permit or obtain a new permit and obtain all required inspections.

Owner - Aaron Talone & Josefina Farra Talone

Code Enforcement Officer Quintana

Found guilty, comply within 30 days of the Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee assessed by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 6 - Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller and Board Member Bucelo

Excused: 1 - Board Member Guarch Jr.

90 Edgewater Drive #1123

Violation Description - Kitchen sink and kitchen cabinets installed without approval and permits. Two bathroom sinks installed without approval and permits. Tiling in the bathroom without approval and permits.

Remedy - Must obtain approval and permits for all items.

Owner - Antonio A Rodriguez & W Marisel

Code Enforcement Officer Quintana

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

5410 Orduna Drive

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 them at (305) 460-5000.

Owner - Alejandro Perez Siam JTRS & Yleana Perez Siam JTRS

Code Enforcement Officer Quintana

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.

This Code Enforcement Board Violation was found Guilty

HISTORIC PROPERTIES

445 Alhambra Circle

Violation Description - Removal of decorative iron work. Installation of new decorative wood columns. Painted the front door light blue.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Zachary Soto & Samantha Williams

Code Enforcement Officer Bermudez

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

1109 Almeria Avenue

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

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

DISCUSSION ITEMS

The Board members unanimously approved the Annual Report.

ADJOURNMENT

Meeting adjourned by Chairperson, Andres Murai, Jr.