

City of Coral Gables

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



Agenda - Final

Wednesday, January 14, 2026

8:30 AM

City Hall, Commission Chambers

Code Enforcement Board

*Chairperson Andres Murai, Jr
Vice Chairperson J.M. Guarch, Jr.
Board Member Armando Bucelo
Board Member Andres Correa
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member George Kakouris*

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*

NEW CASES**NOVI-24-12-8 2000 PONCE DE LEON BLVD
557**

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 A PERMIT, INCLUDING BUT NOT LIMITED TO, REMOVAL / REPLACEMENT OF WINDOWS AND DOORS, EXTERIOR AND INTERIOR ALTERATIONS, ELECTRICAL.

Remedy - OBTAIN APPROVAL AND PERMITS FOR ALL UN PERMITTED WORK, CALL FOR INSPECTIONS AND CLOSE PERMIT.

Owner - 2000 PONCE OWNER LLC

Code Enforcement Officer Ramos

NOVI-25-04-9 **2011 COUNTRY CLUB PRADO**
806

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 - Property in need of maintenance, including but not limited to, rear patio and side walls are dirty/discolored, and window(s) in disrepair.

Remedy - Must clean and maintain property. Must obtain color palette approval IF painting walls is required.

Owner - MICHAEL GREENHAUS

Code Enforcement Officer Selva

[NOVI-25-09-1](#) **4705 GRANADA BLVD**
[1698](#)

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Pruning of 7 Live Oaks on city right of way without approval or permits.

Remedy - Obtain all necessary permits as per Chapter 82-29 -Must obtain a after the fact permit for cutting of city tree must submit a arborist report by a ISA certified arborist as to the viability of the tree after cutting and any needed prescription for more information contact Coral Gables Green Space 305-460-5196.

Owner - VALENTIN LOPEZ & CRISTINA CONTE MUSIBAY

Code Enforcement Officer Selva

NOVI-25-04-1 **526 SAN ANTONIO AVE**
0052

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 A PERMIT,
INSTALLATION OF IMPACT WINDOWS AND DOORS,
BLDR-22-11-2572 IN "DENIED" STATUS.

Remedy - Please resubmit, activate the permit, call for final pending inspection(s). Inspections must be approved, in order for the permit and violation to close. if you require further assistance, please contact please contact: Development Services at 305-460-5245/
developmentservices@coralgables.com .

Owner - Timothy B. Fiske & W Rosanna M.

Code Enforcement Officer Vilato

NOVI-25-04-9 **1524 ZORETA AVE**
783

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 - (WWP) WORK WITHOUT A PERMIT, REMOVAL / REPLACEMENT OF IMPACT GLASS DOOR.

Remedy - PLEASE OBTAIN APPROVAL AND PERMIT FOR REPLACEMENT AND INSTALLATION OF IMPACT GLASS DOOR AND FRAME. CALL FOR INSPECTIONS AND CLOSE PERMIT.

Owner - Sandra L. Beltran Hernandez & Oscar Mauricio Ortiz

Code Enforcement Officer Vilato

[NOVI-25-06-1](#) **8805 ARVIDA DR**
[0651](#)

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 - Exterior work without a permit. Removing and reinstalling driveway and walkways. Removed pavers from around the pool. Removed green awning from rear of property. Installed new hedge around rear of property.

Remedy - Comply with Section 14-202.8 property red tagged. Must obtain a after-the-fact permit for driveway, walkways, pool deck, landscaping, awning at rear of property.

Owner - ARVIDA HILLTOPPER LLC or R/A: Ammer Cabrera

Code Enforcement Officer Vilato

CONTINUED CASES

NOVI-25-08-1 638 ALHAMBRA CIR (Historic Property)
1352

Violation Description - Registration of abandoned real property - Sec. 34-202. - Registration of abandoned real property. (a)Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall register the property and indicate whether the property is vacant or occupied. For additional information please refer to Chapter 34, Article VII, Sec. 34-202.

https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTIICORR_CH34NU_ARTVIIABREPR_S34-202REABREPR . (Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018).

Code Enforcement Officer Comments - The property is vacant and has a code violation (See NOVI-25-05-10304) and must be registered as abandoned property.

Remedy - Register property on City's Abandoned Property registry on City approved form, attached. An electronic version of the form is available upon request.

Owner - BARBARA JEAN SAENZ LE, M BARBARA SAENZ TRS, REM THE BARBARA SAENZ LIVING TR.

Code Enforcement Officer Young

HISTORIC CASES**NOVI-25-01-8 5125 RIVIERA DR
724**

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 A PERMIT, INSTALLATION OF POOL.

Remedy - MUST OBTAIN AFTER THE FACT PERMIT, CALL FOR INSPECTIONS, AND CLOSE PERMIT, OR REMOVE.

Owner - MIROSALV MANDZO TRS

Code Enforcement Officer Vilato

NOVI-25-10-1 **745 MINORCA AVE**
1785

Violation Description - Uncompleted Building - Section 14-202.7. Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

Code Enforcement Officer Comments - Building must be completed as per plans and specifications upon which the building permit was issued.

Remedy - Comply with Section 14-202.7(D).

Owner - MINORCA 745 LLC or R/A DAVID AVAN

Code Enforcement Officer Ramos

[NOVI-25-10-1](#) **1111 OBISPO AVE**
[1731](#)

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 a permit, including but not limited to, plumbing relining.

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

Owner - CARLOS ANDRES MALDONADO & MARIA DEL ROSARIO
PLATIN

Code Enforcement Officer Selva

NOVI-25-08-1 **1507 COLUMBUS BLVD**
1330

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(s), including but not limited to, mini splits installed.

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

Owner - MARK MULLINIX JR & MARGUERITE SHIELDS

Code Enforcement Officer Selva

NOVI-25-09-1 **1501 S GREENWAY DR**
1670

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 - Plantings installed on city right of way without approval or permits.

Remedy - Must obtain permit for installation of plantings on city right of way. Must remove plantings if permit is unable to be obtained.

Owner - FIDEL PEREZ CABRERA & KAROLINA TORRES DIAZ

Code Enforcement Officer Selva

STATUS CASES

NOVI-23-08-2 516 NAVARRE AVE (Historic Property)
844

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-20-01-5033 NEW SWIMMING POOL, SPA, PAVER POOL DECK

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 - DAGOBERTO CABRAL JR

Code Enforcement Officer Ramos

NOVI-24-02-5 **242 MIRACLE MILE**
212

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
MECB-22-07-0344 Replace make up air with AC make up air fan unit

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 Development Services at 305-460-5245/ developmentservices@coralgables.com

Owner - BALOGH BROTHERS LLC

Code Enforcement Officer Ramos

EXPIRED PERMIT CASES**NOVI-22-08-1 120 GIRALDA AVENUE
214**

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-19-07-5205 TYPE OF WORK: INT/EX ALTERATIONS
EXPIRED: 11/02/2021

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 - 120 GIRALDA LLC

Code Enforcement Officer Ramos

NOVI-25-10-1 **11044 GIRASOL AVE**
1738

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
BLDR-22-01-0738 Chain link fence at perimeter of pool.

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: Development Services at 305-460-5245/ developmentservices@coralgables.com .

Owner - Cesar E. Ceballos & Claire Ceballos

Code Enforcement Officer Vilato

[NOVI-25-09-1](#) **916 SAN PEDRO AVE**
[1553](#)

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
POSP-23-10-0407 New Pool & New Deck.

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: Development Services at 305-460-5245/ developmentservices@coralgables.com .

Owner - ARNOUT LIJESSEN

Code Enforcement Officer Vilato

DISCUSSION ITEMS

ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez (Email: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.