

City of Coral Gables

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



Meeting Minutes

Wednesday, February 20, 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 called to order by Chairperson, Andres Murai, Jr.

ROLL CALL

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

APPROVAL OF THE MINUTES

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

Code Enforcement Board Minutes of January 16, 2019

Attachments: [January 16, 2019 Minutes](#)

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

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

PUBLIC HEARING

12600 Virtudes St

Violation Description - Unfinished roof. Walls, columns, fascia, garage door and driveway are dirty and/or in need of paint and sealer. Awning(s) / canopy(s) in disrepair and/or missing.

Remedy - Must complete roof work and required inspections. Clean and/or paint areas noted above and seal discolored driveway. Make necessary repairs to awning(s) / canopy(s). Obtain any necessary approvals and permits.

Owner - Lane S Srochi

Code Enforcement Officer A. Garcia

Attachments: [VIO Photos](#)
[Property Info](#)
[CE VIO 12600 Virtudes 091318 \(1\)](#)
[CE VIO 12600 Virtudes 091318 \(2\)](#)
[CE VIO 091318](#)
[CE VIO Affidavit 091318](#)
[NOV 12600 Virtudes St 101918 \(1\)](#)
[NOV 12600 Virtudes St 101918 \(2\)](#)
[NOV 101918](#)
[NOV Affidavit 101918](#)
[Summons 013019](#)
[Summons Affidavit 013119](#)
[USPS # 1979](#)
[USPS # 9573](#)

Continued to CEB Hearing scheduled for March 20, 2019 prior to hearing.

357 Almeria Avenue

Violation Description - Failure to maintain the building water tight. Tenants are having water intrusion problems in their units due to water penetrating the exterior walls of the building. Engineer's report attached indicating as such.

Remedy - Must make necessary repairs to exterior of building to remediate water intrusions and pooling of water throughout decks around the building.

Owner - Gables Park Tower Condominium Association Inc.

Code Enforcement Division Manager Ortiz

Attachments: [091318 - email from complainant](#)
[130601 Almeria Park Condominium Testing Report \(1\)](#)
[130601 Almeria Park Condominium Testing Report](#)
[130601 Almeria Park Report - Engineer report submitted by unit owner](#)
[130601 Almeria Park Report](#)
[Allergy letter for Ramon Fernandez](#)
[Certified mail packet received from property owner's attorney on 12.27.18](#)
[Int damage 1](#)
[Int damage 2](#)
[Int damage 3](#)
[Int damage 4](#)
[Int damage 5](#)
[MIN Code Section](#)
[Mold and outside area 1](#)
[Mold and outside area 2](#)
[Mold and outside area 3](#)
[Mold and outside area 4](#)
[Notice of Violation Registered Agent-signed](#)
[Notice of Violation-signed](#)
[NOV Affidavit of Posting](#)
[ownership](#)
[Pics for CEB](#)
[Raymond GablesParkTower Communications](#)
[Raymond GablesParkTower Communications](#)
[Shutter in closed position to retain water 2](#)
[Shutter in closed position to retain water](#)
[Sunbiz](#)
[Video from property owner](#)
[Video from unit owner 1](#)
[Video from unit owner 2](#)

Continued to CEB Hearing scheduled for March 20, 2019 prior to hearing.

1109 Asturia Avenue

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 - Juan V Calderon

Code Enforcement Division Manager Ortiz

Attachments: [Affidavit of Posting - NOV](#)
[NOV posting #1](#)
[NOV posting #2](#)
[Signed NOV with Certified Mail label](#)
[Violation photos](#)
[SUM posting photo](#)
[Signed SUM with Certified Mail label](#)
[USPS - Notice of Violation](#)
[USPS - Summons to Appear](#)

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

3933 Riviera Drive

Violation Description - City Code - Chapter 105, section 105-26, F.B.C. - section 105.1 and section 3-207 of the City Zoning Code, work done without a permit, to wit: Exterior structure (pool pump house and shower) at rear of property built without approval and permit.

Remedy - Must apply for, obtain, and pass final inspection on an after-the-fact permit for the exterior structure at the rear of the property.

Owner - Daile Grave De Peralta

Code Enforcement Division Manager Ortiz

Attachments: [NOV posting photo](#)
[Signed NOV with Certified Mail label](#)
[SUM posting photo #1](#)
[SUM posting photo #2](#)
[Violation photo](#)
[Signed SUM with Certified Mail label](#)
[USPS - Notice of Violation](#)
[USPS - Summons to Appear](#)

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

9440 Old Cutler Road

Violation Description - Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the property, which is vacant. Sections 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.

Remedy - Register the property and apply to re-open and pass final inspection on all required permits to complete the structure on the property. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize or demolish all work done without a permit.

Owner - Juwan A. Howard TRS

Code Enforcement Division Manager Ortiz

Attachments: [Affidavit of Posting - NOV](#)
[NOV posting photo #1](#)
[NOV posting photo #2](#)
[Signed NOV with Certified Mail label](#)
[Violation Photos](#)
[USPS - Notice of Violation](#)
[Signed SUM with Certified Mail label](#)
[USPS - Summons to Appear](#)
[SUM posting photo #1](#)
[Affidavit of Posting - SUM](#)

Found guilty, 7 days to register as vacant property and 7 days to remove shed(s) from the date 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 Board Member Flanagan, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.

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

750 San Juan Drive

Violation Description - Exterior violation Zoning Code Article 3, Section 3-208 (i.e. Gas tank installed on side of property without approval and permit).

Remedy - Must provide or seek all necessary permits and inspections for

installation of gas tank on side of property.

Owner - Paul Di Capua & Deborah Di Capua

Code Enforcement Officer Paz

Attachments: [750 San Juan- Violation Photos](#)
[750 San Juan- Posting Photos](#)
[Zoning Code 3-208](#)
[750 San Juan- PL-18-11-2558 \(Permit lacks Approval\)](#)
[750 San Juan- Affidavits CE280501](#)
[750 San Juan - NOV USPS Tracking Results](#)
[750 San Juan- SUM USPS Tracking Results](#)
[Ownership](#)

Status report provided by Officer Paz. No significant work has been conducted at the jobsite at this time.

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

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

1540 Algardi Avenue - Extension of Time Request

Status Report - Case was heard at the Code Enforcement Board hearing on 3/21/2018. The property was found guilty with 60 days to comply or a \$150 per day fine thereafter; administrative fee waived by the Code Enforcement Board. 120 day extension of time granted at the Code Enforcement Board hearing on 7/18/18.

Violation Description: Roof, walls, porch, walkway, benches, decorative lions and light post are dirty and or discolored. Pool pump is making a loud noise.

Remedy: Need to clean and/or paint. Painting will require approval. Pool pump will need repairs and need to obtain necessary permits.

Owner: Est of Alicia Maria Menendez

Code Enforcement Officer Sheppard

- Attachments:** [Affidavit for NOV](#)
[Affidavit for Summons](#)
[Board's Order](#)
[Case Presentation Sheet](#)
[Notice of Intent](#)
[NOV](#)
[ownership](#)
[Pictures emails etc](#)
[Posting of NOV](#)
[Posting of Summons](#)
[Summons](#)
[USPS for NOV](#)
[USPS for Summons](#)
[violation photos-](#)

Status report. Board member's decided to take no action. Previous order stands.

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 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

HISTORICAL PROPERTIES

108 Oak Avenue - Status Report

Violation Description - work without a permit violation city code 105-26 & florida building code 105.1 - Windows and doors installed without permits.

Remedy - Must obtain permit and approval or remove.

Owner - Jun Liang

Code Enforcement Officer Paz

Attachments: [108 Oak- NOV Warning Posting](#)
[108 Oak- SUM Posting \(1\)](#)
[108 Oak- SUM Posting \(2\)](#)
[108 Oak- Warning of Violation \(1\)](#)
[108 Oak- Warning of Violation \(2\)](#)
[108 Oak- Windows and Doors WWP Remain \(1\)](#)
[108 Oak- Windows and Doors WWP Remain \(2\)](#)
[108 oak wwp \(1\)](#)
[108 oak wwp \(2\)](#)
[108 oak wwp \(1\)](#)
[108 oak wwp \(3\)](#)
[108 oak wwp \(5\)](#)
[108 oak wwp Code Enforcement Violation Warning Ownership](#)
[Permit Search- 108 Oak 3.8.2018](#)
[SUM Affidavit- 108 Oak](#)
[USPS- NOV Shipped to Owner](#)
[CC 106-26](#)
[Florida Building Code 105.1](#)
[10.16.2018- Eden Permit Search](#)
[Notice Photos](#)
[Violation Photos](#)
[USPS- SUM Shipped](#)
[108 Oak- 2 Day Prior to JAN CEB Inspection \(1\)](#)
[108 Oak- 2 Day Prior to JAN CEB Inspection \(2\)](#)
[108 Oak- 2 Day Prior to JAN CEB Inspection \(3\)](#)
[108 Oak- SUM Posting on 1.3 for JAN CEB Hearing \(1\)](#)
[108 Oak- SUM Posting on 1.3 for JAN CEB Hearing \(2\)](#)
[108 Oak- Summons to Appear Affidavit \(JAN CEB\)](#)
[108 Oak- Eden Results 2.13.2019](#)

Status report only. Board member's decided to take no action.

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting adjourned by Chairperson, Andres Murai, Jr.