

# City of Coral Gables

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



## Marked-Up Agenda - Draft

Tuesday, June 18, 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>

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

**Excused:** 1 - Board Member Murai Jr

## CALL TO ORDER

## ROLL CALL

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

**Excused:** 1 - Board Member Murai Jr

## APPROVAL OF THE MINUTES

[24-7574](#) Code Enforcement Board Minutes February 14, 2024

[24-7575](#) Code Enforcement Board Minutes March 13, 2024

[24-7576](#) Code Enforcement Board Minutes of April 17, 2024.

## PUBLIC HEARING

**NEW CASES**

[NOVI-24-05-793](#) 7310 Mindello Street

[2](#)

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 city tree without permit. Contractor is One Seed.

Remedy - Obtain all necessary permits as per Chapter 82-29 communicate with Public Works, green space management for advisement.

Owner - JOSE MALABET &W CLAUDIA CHAGUI

Code Enforcement Officer Schwartz

**Guilty/\$500.00 fine/An after the fact permit to be obtained/\$108.75  
Administrative Fee**

[NOVI-22-03-018](#) 6611 Leonardo Street

0

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): BL16022301

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 OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - 6611 LEONARDO LLC

Code Enforcement Officer Selva

**Guilty/30 days to re-activate permit/90 days to close/\$150.00 a day/\$108.75  
Administrative Fee**

[NOVI-23-10-355](#) 2920 Columbus Blvd.

9

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: Roof is dirty and discolored.

Remedy - Clean and maintain roof of property.

Owner - PHILIP J LOGUE &W TERESA

Code Enforcement Officer Posada

**Guilty/60 days to obtain roof permit/6 months to close/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-23-07-250](#)

2213 Red Rd.

1

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: Pavers installed on both sides of property without a permit.

Remedy - Obtain after the fact permit for pavers or have them removed.

Owner - WENDY J ACEVEDO

Code Enforcement Officer Posada

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

[NOVI-24-01-459](#) 2501 Galiano Street

9

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. - Parking signs installed on property without a permit.

Remedy - Comply with section - 105-26, apply for and obtain after-the-fact permit for installed parking signs or remove signs ( to include folio #03-4117-005-1010 ).

Owner - 2093 US Highway 92 LLC

Code Enforcement Officer Vazquez

**Guilty/30 days to obtain permit or remove signs/\$250.00 a day/\$108.75  
Administrative Fee**

[NOVI-24-03-643](#) 345 Sarto Avenue

[4](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: Installation of door at property without a permit.

Remedy - Comply with Section 14-202.8 - apply for and obtain after-the-fact permit for front door installation.

Owner - SONNY FARIAS TRS

Code Enforcement Officer Vazquez

**Guilty/45 days to obtain and 30 days to close/\$150.00 a day/\$108.75 Administrative Fee**



[NOVI-24-01-441](#) 7 Tahiti Beach Island Rd.

4

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: Artificial turf installed in front yard and side without a permit.

Remedy - Comply with Section 14-202.8 must obtain after-the-fact permit for artificial turf installation or remove and install approved ground cover.

Owner - ROBERT B BALOGH TRS

Code Enforcement Officer Vilato

**Guilty/30 days to obtain or remove/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-24-01-451](#) 112 Paloma Drive

8

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: Repairing sewer line connection to city without a permit. Installing a anti-backflow drain valve.

Remedy - Must obtain a after-the-fact permit for sewer line repair.

Owner - 112 PALOMA PROPERTY LLC

Code Enforcement Officer Vilato

**Guilty/90 days to obtain and close/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-24-01-440](#) 200 Costanera Rd.

[5](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: Installed artificial turf in front yard and on city swale without a permit

Remedy - Comply with Section 14-202.8 artificial turf is not allowed in front yard or on city swale. Must remove and plant other groundcover i.e. sod or obtain a permit for alternate ground cover for swale.

Owner - ELIEZER ELI PANELL ESQ TRS

Code Enforcement Officer Vilato

**Guilty/30 days/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-23-10-355](#) 1545 Cantoria Avenue

[2](#)

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 roof permit BLDR-22-11-2507 Re-roof tile -crown//concrete slate/color; smoked fire clay

Remedy - Must reactivate permit, call for all inspections and finalize permit.

Owner - JVC HOLDINGS INC

Code Enforcement Officer Vilato

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

[NOVI-23-07-269](#) 1599 Bird Rd.

1

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: "RED TAG" Work without permit. Installing new recessed lighting and electrical throughout home, replacing second floor joists and enclosing alcove on west side of property and extending roof without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain a after the fact permit before continuing any work.

Owner - NATIVIDAD CARPIO

Code Enforcement Officer Vilato

**Guilty/90 days to obtain permit(s) and 60 days to close/\$150.00 a day/\$108.75  
Administrative Fee**

[NOVI-24-01-440](#) 215 Costanera Rd.

3

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 driveway and walkways on either side of property without a permit. Painted exterior of home without a color palette approval. Installed wooden slats on garage door without a permit.

Remedy - Comply with Section 14-202.8. Must obtain after the fact permits for driveway and walkways installation, wooden slats on garage door and color palette approval for exterior painting.

Owner - LILIANA R MARTINEZ

Code Enforcement Officer Vilato

**Guilty/180 days to obtain permit and close/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-23-05-219](#) 4010 Riviera Avenue

6

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-21-05-7391  
Expired On: 07/25/2022  
Type of Work: MECHANICAL A/C CHANGE OUT ONE 3.5 TON SPLIT SYSTEM

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 - DIMITRI ROUIL JTRS

Code Enforcement Officer Casimir

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

[NOVI-23-05-210](#) 637 Minorca Avenue

0

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:

ME20086509 TYPE OF WORK: A/C CHANGE OUT EXPIRED ON: 10/20/2021

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 - DANIEL B SUSSKIND

Code Enforcement Officer Casimir

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



[NOVI-23-10-359](#) 6855 Edgewater Drive

6

Violation Description - Outdoor Lighting - Section 12-102. Outdoor lighting permitted with standards

Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and night lighting of commercial buildings, any of which abut residential areas shall be permitted under the following conditions:

A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the

adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.

B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half (1/2) foot-candle (vertical) and one-half (1/2) foot candle (horizontal) illumination on adjacent properties.

Code Enforcement Officer Comments: Excessive brightness and spillage of light onto neighboring properties

Remedy - Lights need to be adjusted, will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.

Owner -

Code Enforcement Officer Casimir

**Guilty/7 days to adjust the lights/\$250.00 a day/\$108.75 Administrative Fee**

[NOVI-22-08-126](#) 901 Hardee Rd.

7

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-19-10-5515 TYPE OF WORK: INTERIOR ALTERATION ONLY  
EXPIRED: 04/09/2022

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 - NORMAN MORRIS

Code Enforcement Officer Casimir

**Continued at Board**

[NOVI-22-08-123](#) 3110 Coconut Grove Dr.

5

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-19-08-5758 TYPE OF WORK: BLDG PERMIT CHANGE OF CONTRACTOR  
EXPIRED: 08/24/2021

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 - PATRICIA GUARCH

Code Enforcement Officer Casimir

**Continued at hearing**

[NOVI-24-03-614](#) 817 Algeria Avenue

[5](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: EXTERIOR ALTERATIONS  
DONE WITHOUT PERMIT

Remedy - PLEASE OBTAIN APPROVAL AND PERMIT FOR  
EXTERIOR WORK. CALL FOR FINAL INSPECTIONS TO FINALIZE  
PERMIT.

Owner - RODRIGO D CAMARGO PACHECO STEINER

Code Enforcement Officer Lugo

**Guilty/120 days to obtain permit and 30 days to close/\$150.00 a day/\$108.75  
Administrative Fee**

[NOVI-24-03-616](#) 822 Mariana Avenue

[6](#)

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: FRONT BRICK ROOF FASCIA DIRTY, FRONT DOOR IN NEED OF TOUCH UP.

Remedy - PLEASE CLEAN DIRTY FRONT BRICK ROOF; FASCIA FRONT DOOR IN NEED OF TOUCH UP.

Owner - PABLO A ALVAREZ

Code Enforcement Officer Lugo

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

[NOVI-24-03-573](#) 812 Columbus Blvd.

5

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: DIRTY ROOF, FASCIA BOARD, ENTRY, WALKWAY, AND DRIVEWAY RIBBONS. FRONT PLANTER IN NEED OF MAINTENANCE, FRONT PORCH IN NEED OF REPAIR AND CLEANING.

Remedy - PLEASE CLEAN DIRTY ROOF, FASCIA BOARD, WALKWAY, AND DRIVEWAY RIBBONS. FRONT PLANTER IN NEED OF MAINTENANCE (TRIM BACK PLANTS AND CLEAN PLANTER, TOUCH UP PAINT IF NEEDED), REPAIR FRONT PORCH AREA (PEELING PAINT AND CRACKS VISIBLE) CLEAN ENTRYWAY.

Owner - MARIA CARMEN TORREIRO TR

Code Enforcement Officer Lugo

Continued at hearing for 60 days

**CONTINUED CASES**

**STATUS CASES**

[NOVI-22-11-151](#) 5701 Marius Street  
[7](#)

***7/19/23 Guilty/30 days to apply for permit and 120 days to pull permit and finalize permit/\$150.00 a day/\$108.75 Administrative Fee***

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)

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

Owner - MIRAI INTERIORS LLC  
CARLOS FERREYROS or  
MIRAI INTERIORS LLC

Code Enforcement Officer Schwartz

**Granted extension for 120 days**

[NOVI-23-11-372](#) 1410 Cantoria Avenue  
7

***Requesting an Extension of Time***

***3/13/24 Guilty/30 days to obtain and 90 days to final/\$150.00 a day/\$108.75 Administrative Fee***

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: Interior demo without a permit.

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

Owner - Alexis Cogul Leonart

Code Enforcement Officer Vilato

**Change 90 days to 6 month - life cycle of permit**



**HISTORIC CASES**

[NOVI-23-12-418](#) 121 Florida Avenue

[6](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: Property was painted without first obtaining color palette approval from the City of Coral Gables

Remedy - Comply with Section 14-202.8 - obtain color palette approval from the City of Coral Gables.

Owner - KERIC L HOLMES

Code Enforcement Officer Vazquez

**Agreed Order read into record**

**DISCUSSION ITEMS**

**ADJOURNMENT**

**Next Hearing is on July 17, 2024**

**NOTE**