

# City of Coral Gables

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



## Meeting Minutes

Wednesday, July 18, 2018

8:30 AM

427 Biltmore Way, 2nd Floor, Large Conference Room

### 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**

**This was Approved on Consent Agenda**

**ROLL CALL**

- Present:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo
- Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

**APPROVAL OF THE MINUTES**

[18-7663](#) Code Enforcement Board Minutes of June 20, 2018

**Attachments:** [JUNE 20, 2018 MINUTES](#)

**A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this motion be approved . The motion passed by an unanimous vote.**

- Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo
- Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

**PUBLIC HEARING**

[CE273319](#) **CASE COMPLIED PRIOR TO HEARING - 306 Aragon Avenue**

Violation Description: Dirty walls, dirty sidewalks with excessive chewing gum, vegetation growing around edge of property, section in rear of building missing paint.

Remedy: Must clean walls , must remove and maintain property free from overgrown vegetation, clean sidewalks and remove chewing gum, paint all sections of property missing paint with paint to match existing.

Owner: GABLES VIEW OFFICE LLC

Code Enforcement Officer: Juan Garcia

**Attachments:** [306 aragon \(1\)](#)  
[306 aragon \(2\)](#)  
[306 aragon \(3\)](#)  
[306 aragon \(4\)](#)  
[306 aragon \(5\)](#)  
[306 aragon \(6\)](#)  
[306 Aragon \(7\)](#)  
[NOV Posting](#)  
[Warning posting](#)

This Code Enforcement Board Violation was Complied prior to hearing

[CE274854](#) 3301 Monegro Street

Violation Description: WWP violation C.C. sec 105-23. Work done without a permit I.E. Chain link fence installed without a permit

Remedy: Obtain all necessary permits and inspections or remove fence.

Owner: GONZALO LEON DE LA BARRA

Code Enforcement Officer: Juan Garcia

**Attachments:** [3301 Monegro \(3\)](#)  
[3301 Monegro WWP \(1\)](#)  
[3301 Monegro WWP \(2\)](#)  
[NOV posting](#)  
[Warning posting](#)

Board Motion: Found Guilty/60 days to comply/\$150 per day fine thereafter/\$108.75 administrative fee

**A motion was made by Board Member Zoller, seconded by Board Member Flanagan, that this motion be found Guilty . The motion passed by an unanimous vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

[CE277149](#) 6510 Riviera Drive

Violation Description: Dock renovation and/or expansion from the original plans without approvals and permit.

Remedy: Must contact DERM and Coral Gables Public Works to obtain necessary "after the fact" approvals and permit for the dock renovations and/or expansion.

Owner: JOSE J MOREIRAS & W ANAMARIE G

Code Enforcement Officer: Adolfo Garcia

**Attachments:** [Property Info](#)  
[6510 Riviera Dr - Before](#)  
[6510 Riviera Dr - Current](#)  
[Permit Log](#)  
[CE VIO 041718](#)  
[CE VIO 041718 6510 Riviera Dr \(1\)](#)  
[CE VIO 041718 6510 Riviera Dr \(2\)](#)  
[CE VIO Affidavit 041718](#)

Board Motion: Found Guilty/6 months to comply, status update in 3 months/\$150 per day fine thereafter/\$108.75 administrative fee

**A motion was made by Board Member Zoller, seconded by Board Member Bucelo, that this motion be found Guilty . The motion passed by an unanimous vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

**CE275312**

**CASE COMPLIED PRIOR TO HEARING - 5255 Snapper Creek Road**

Violation Description: Installed chain link fence on property that not comply with Zoning Code and is prohibited.

Remedy: Obtain approvals and permit for fence or must be removed.

Owner: JOSE RAPOSO NATALIE RAPOSO

Code Enforcement Officer: Adolfo Garcia

**Attachments:** [Property Info](#)  
[5255 Snapper Creek Rd](#)  
[CE VIO 012918](#)  
[CE VIO 012918 \(1\)](#)  
[CE VIO 012918 \(2\)](#)  
[CE VIO Affidavit 012918](#)  
[NOV 030118](#)  
[NOV 030218 \(1\)](#)  
[NOV 030218 \(2\)](#)  
[NOV Affidavit 030218](#)

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

**CE274994**      **CASE CONTINUED** - 5301 Riviera Drive

Violation Description: MIN Violation CC 105-5 (I.E. Roof, front fascia and drip rail on corner of property in disrepair.

Remedy: Must repair roof, front fascia and drip rail on corner of property. Must obtain all necessary permits and inspections.

Owner: EDWARD FYFE & W/ MARIA J

Code Enforcement Officer: Joseph Paz

**Attachments:**    [5301 Riviera BL-18-03-4140](#)  
[5301 Riviera- MIN NOV Posting \(1\)](#)  
[5301 Riviera- MIN NOV Posting \(2\)](#)  
[5301 Riviera- MIN Remains \(2\)](#)  
[5301 Riviera- MIN Remains \(3\)](#)  
[5301 Riviera- MIN Remains \(4\)](#)  
[5301 Riviera- MIN Remains](#)  
[5301 Riviera- MIN Violation \(1\)](#)  
[5301 Riviera- MIN Violation \(2\)](#)  
[5301 Riviera- MIN Violation \(3\)](#)  
[5301 Riviera- MIN Violation \(4\)](#)  
[5301 Riviera- MIN Violation \(5\)](#)  
[5301 Riviera- MIN Violation \(6\)](#)  
[5301 Riviera- MIN Warning Posting \(1\)](#)  
[5301 Riviera- MIN Warning Posting \(2\)](#)  
[5301 Riviera- Permit for Roof \(Pending Approval and being Issued\)](#)  
[5301 Riviera- SUM Inspection \(1\)](#)  
[5301 Riviera- SUM Inspection \(2\)](#)  
[5301 Riviera- Summons Posting \(1\)](#)  
[5301 Riviera- Summons Posting \(2\)](#)  
[Email from Contractor requesting extension- 2.11.2018](#)  
[Email to Ivonne Cutie- Summons Request](#)  
[Ownership](#)

The property owner requested an extension of time prior to the hearing due to progress made towards compliance. The Code Enforcement Officer agreed that progress had been made and approved extension request.

This Code Enforcement Board Violation was Continued by the code officer prior to hearing.

**CE278391** 601 Sunset Drive

Violation description: Failing to consistently maintain lot by allowing overgrown grass, trees/plants encroaching into sidewalk and dead vegetation on the Property.

Failure to register and maintain, as set forth herein, a vacant property. Street numbers on Structure are not clearly legible and visible from the street.

Allowing permit BL-15-12-4745 for total demolition of the structure on the Property ("Permit") to expire. Driveway in disrepair.

Remedy: Consistently cut grass, trim back trees/plants to property line, and remove dead vegetation. Register the Property and maintain the Property, as set forth herein. Affix

street numbers on Structure that are clearly legible and visible from the street. Close out or renew and pass final inspection on the Permit or apply for, obtain, and pass final

inspection on a new permit. Apply for, obtain, and pass final inspection on any necessary permits, to repair, replace, or remove the driveway.

Owner: GLOBAL RENTAL E AND P LLC

Code Enforcement Officer: Amparo Quintana

**Attachments:** [Notice of Violation owner](#)  
[Notice of Violation registered agent](#)  
[NOVs - 601 Sunset Dr signed for agenda](#)  
[IMG 0523](#)  
[IMG 0524](#)  
[IMG 0531](#)  
[IMG 0532](#)  
[IMG 0533](#)  
[IMG 0536](#)  
[permit info](#)

The Code Enforcement Board was presented with an agreed order by City Attorney Miriam Ramos.

**A motion was made that this motion be found Guilty . The motion passed by an unanimous vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

**CE273991****EXTENSION OF TIME REQUESTED BY PROPERTY REPRESENTATIVE - 1540 Algardi Avenue**

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: Terri 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](#)

Board Motion: 120 day extension of time granted (update in 60 days) to clean or replace roof.

**A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Zoller, that this case be granted an extension of time . The motion passed by a unanimous vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

**CE266883****EXTENSION OF TIME REQUESTED BY PROPERTY OWNER - 744 Majorca Avenue**

Violation Description: Replacing or installing a wood deck in the back yard without permission or permit.

Remedy: Must obtain an After the Fact permit.

Owner: VINEETH P JOHN & W MAREENA S ZACHARIAH

Code Enforcement Field Supervisor Michael Kattou

**Attachments:** [744 Majorca Ave\(2\)](#)  
[744 Majorca Ave](#)  
[CE266883 CEB Order -](#)  
[NOV posting](#)  
[Summons to Appear posting](#)  
[Warning Posting](#)

Board Motion: 90 day extension of time granted to fix or remove wood deck.

**A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Bucelo, that this case be granted an extension of time . The motion passed by a unanimous vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo

**Excused:** 2 - Board Member Guarch Jr. and Board Member Borbolla

**NEW BUSINESS**

None

**DISCUSSION ITEMS**

**Motions:**

Motion to excuse J.M. Guarch, Jr. and Ignacio Borbolla unanimously approved.

**Next meeting date: Wednesday, September 19, 2018**

**ADJOURNMENT**