

# **City of Coral Gables**

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



## **Meeting Minutes**

**Wednesday, November 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 was 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**

Code Enforcement Board Minutes of October 16, 2019.

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

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

**PUBLIC HEARING**

4700 SW 8 Street

Violation Description - No approval or permit for painting, dirty roof, fence is dirty and broken, trash and debris in rear of property including old mattresses, shopping cart, and pallets.

Remedy - Get approval and permit for painting, clean roof, repair fence and clean. Remove all trash and debris including the mattresses, shopping cart, wood pallets.

Owner - Cuernos Management LLC

Code Enforcement Officer Bermudez

Complied prior to hearing.

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

1615 Ferdinand Street

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

Remedy - Need to complete, call for inspections and close out permits.

Owner - Muster Investment LLC

Code Enforcement Officer Delgado

Found guilty. Mesh to be placed on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance.

Project needs to be completed by 3/29/2020. \$150 daily fine to commence if no compliance.

Monthly updates to be provided to Board by property owner.

**A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Guarch, Jr., that this matter be found Guilty. 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

8020 Los Pinos Boulevard

Violation Description -

1. Sections 34-202 and 203 of the City Code - Failure to accurately register the Property as being vacant and in default of the mortgage and failure to maintain the Property.

2. Sections 3-207 (D) of the City Zoning Code - 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-15-08-5451 and all subpermits for the Structure, which was issued on 1-5-16, had its last approved inspection (for setbacks) on 5-20-16, and expires on 4-30-18 [fines running against owner in case # CE276224-030718].

Remedy -

1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.

2. Pass final inspection on BL-15-08-5451 and all subpermits for the Structure.

Owner - Perla Machaen and Robert F Thorne and/or interested parties

Code Enforcement Field Supervisor A. Garcia

Proposed order read into the record by City Attorney, Miriam Ramos.

A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this matter be found Guilty. 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

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 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 the department at: (305) 460-5000.

Owner - Alejandro Perez Siam JTRS & Yleana Perez Siam JTRS

Code Enforcement Officer Quintana

Found guilty, roof to be cleaned within 15 days of the Board's Hearing. \$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Case continued to Board Hearing scheduled on 1-15-2020 to further discuss the swale area.

A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Flanagan, 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

3195 Ponce de Leon Boulevard

Violation Description - Interior work done without approval or permit. Floors, walls, electrical and mechanical. 2nd and 3rd floors.

Remedy - Must obtain "after the fact" permit for all work done. Must obtain inspections for all permits to close.

Owner - Four Aces Properties II LLC

Code Enforcement Officer Schwartz

Found guilty, obtain permit within 30 days of the hearing, \$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed.

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

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

103 Romano Avenue

Violation Description - Blocking up opening at side of garage, garage door has been replaced with wood (no functioning garage door), wood structure at rear of property, wing wall is damaged and part is missing, walls and awnings are dirty and discolored, & storing of items at side of home.

Remedy - Must obtain permits and clean awnings, clean and paint walls, walkways and driveways. Obtain building permit for demolition of wood structure, blocking up door at side of garage, new garage door, and repair/replacement of wing wall at west side. Must also relocate all items being stored outside of home to garage, obtain permit for storage enclosure, or remove from property.

Owner - Melvin Perez Danielle Bowman

Code Enforcement Officer Schwartz

Found guilty, All items on side of the house must be removed within 30 days of hearing, \$150 daily fine to commence if no compliance. Remaining violations to corrected within 6 months of hearing, \$150 daily fine to commence if no compliance. Administrative Fee waived by the Board.

A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this matter be found Guilty. The motion passed by the following vote.

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

### HISTORIC PROPERTIES

445 Alhambra Circle

Violation Description - Removal of decorate 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 prior to hearing.

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

2516 Alhambra Circle

Violation Description - Installed artificial turf without approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - Edward De Valle

Code Enforcement Officer Delgado

Complied prior to hearing.

**This Code Enforcement Board Violation was Complied 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

Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Monthly updates to be provided to Board by property owner.

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

## **DISCUSSION ITEMS**

Approval of 2020 Board Hearing Calendar

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

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

**The Board Hearing scheduled for December 18, 2019 was cancelled unanimously by the Board members.**

## **ADJOURNMENT**

Meeting was adjourned by Chairperson, Andres Murai, Jr.