

City of Coral Gables

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



Marked-Up Agenda - Final

Wednesday, November 19, 2025

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

<https://us06web.zoom.us/j/82004327867>

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

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

PUBLIC HEARING

NEW CASES

[NOVI-25-04-980](#) **2011 COUNTRY CLUB PRADO**

[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 - 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

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-25-07-112](#) **501 SEVILLA AVE**
[47](#)

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 - Working without an approved permit.

Remedy - Must obtain all necessary permits. Cease and desist all unpermitted work. BLDR-25-04-7201 is in DENIED Status. Please submit the necessary plans / documentation to: - Development Services, 427 BILTMORE WAY, Coral Gables, FL - 305-460-5245**.

Owner - 501 SEVILLA LLC R/A FRANCISCO GONZALEZ

Code Enforcement Officer Martinez

Guilty / 90 days to obtain all apply for all necessary permits, call for all final inspections and obtain said permits / \$150 daily running fine thereafter.

[NOVI-25-07-112](#) **501 SEVILLA AVE**
[49](#)

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.

Remedy - Comply with Section 14-202.8 - Obtain permit for exterior work for DENIED permit BLDR-25-06-7588 - including but not limited to exterior work conducted such as change of door to a window, changing the entrance door location, plumbing conducted at the front of the house changing the drain pipe from location, front walkway and front steps of residence.

Owner - 501 SEVILLA LLC R/A FRANCISCO GONZALEZ

Code Enforcement Officer Martinez

Guilty / 90 days to obtain all apply for and obtain all necessary permit(s) / \$150 daily running fine thereafter.

[NOVI-23-08-300](#) **3600 LE JEUNE RD**[5](#)

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: Exterior work along wall adding decorative tile, metal ironwork on front entry, lattice and screening along sidewalk, artificial turf, curtain on exterior of entry, and removal of grass and installation of pavers and rock without permit.

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

Owner - Susana Lay

Code Enforcement Officer Martinez

Guilty / 30 days to apply for and obtain all necessary permits / \$150 daily running fine thereafter.

[NOVI-25-04-991](#) **3600 LE JEUNE RD**[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 - House paint chipped and / or peeling, driveway(s) (front and side) cracked, awning is disrepair and torn, and maintain cleanliness of property. Must obtain permit(s) and all approvals if required to complete work.

Remedy - Repair chipped and peeling paint, repair driveway(s) (front and side) that are cracked, repair side awning that is disrepair and torn, and maintain cleanliness of property. Must obtain permit(s) and all approvals if required to complete work.

Owner - Susana Lay

Code Enforcement Officer Martinez

Guilty / 30 days to apply for and obtain all necessary permits / \$150 Daily Running Fine thereafter & \$108.75 Administrative Fee.

[NOVI-25-07-111](#)**1380 LUGO AVE**[36](#)

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 alterations without a permit. IE Painted roof, black in color without a color palette approval. Installed screening on fencing; artificial greenery.

Remedy - Comply with Section 14-202.8 must obtain a color palette approval for roof painting. Screening on fencing is not allowed in Coral Gables, must remove.

Owner - Kristen Danielle Perez Zarraga

Code Enforcement Officer Vilato

Guilty / 30 days to apply for and obtain all necessary permits / \$150 daily running fine thereafter.

[NOVI-25-06-105](#) **555 LEUCADENDRA DR**
[91](#)

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Overly pruned root system of Live Oak that was transferred to right of way and not properly braced causing it to topple over onto vehicle and effectively destroying tree.

Remedy - Comply with Section 82-29 Must obtain an after-the-fact permit for improperly root pruning of live oak and effectively destroying tree. Must contact PW Green space for additional requirements at 305-460-5000.

Owner - BRETT BEVERIDGE TRS

Code Enforcement Officer Vilato

Guilty / \$5000 Fine / 60 days to obtain all necessary permit(s) / \$150 daily running fine thereafter & \$108.75 Administrative Fee.

NOVI-22-08-128 **20 N PROSPECT DRIVE**0

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 PERFORMED ON PROPERTY WITHOUT APPROVAL OR PERMITS. (Windows, travertine driveway, removal of planter and decorative stones, added aluminum fence, air condition for garage, exterior lighting including electrical and mechanical, new gas tank, front porch -new tile, new railings, installation of elevated rear porch. Cease and desist all unpermitted work. Must obtain all necessary permits.

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

Owner - Antony Lee Souders

Code Enforcement Officer Marrero

A motion was made that this matter be found Guilty. The motion passed by the following vote. Guilty / \$250 immediate running fine until full compliance is achieved by applying for and obtaining all necessary permits.

Yeas: 5 - Board Member Correa, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Cruz and Board Member Bucelo

Nays: 2 - Chairperson Murai Jr and Board Member Flanagan

[NOVI-24-01-483](#) **5330 ORDUNA DR**[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 - New pavers in rear, without required permit.

Remedy - Must obtain an after the fact permit for installation of pavers in back of property.

Owner - Kristen Danielle Perez Zarraga

Code Enforcement Officer Marrero

This Code Enforcement Board Violation was Continued at hearing. 120 days to come into compliance.

[NOVI-25-08-115](#) **465 AMALFI AVE**
[20](#)

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 - Improper pruning of a city tree without a permit on the city right of way swale, abutting your Private property.

Remedy - Must obtain an after the fact permit for pruning of a city tree, on the city right of way swale abutting your private property.

Owner - Diana Isabel Caldera

Code Enforcement Officer Marrero

A motion was made that this matter be found Guilty. The motion passed by the following vote. Guilty / 90 days to obtain after-the-fact permit / \$500.00 flat fine & 108.75 Administrative Fee.

Yeas: 5 - Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

Nays: 2 - Board Member Correa and Board Member Cruz

[NOVI-25-09-115](#) **406 MALAGA AVE**[41](#)

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 ($\frac{1}{2}$) foot-candle (vertical) and one-half ($\frac{1}{2}$) foot candle (horizontal) illumination on adjacent properties.

Code Enforcement Officer Comments - Outdoor lighting was observed with glare and reflection extending beyond the property line.

Remedy - Must install appropriate shielding or covering on the outdoor light fixture to ensure that illumination is directed downward and contained within the property line. Comply with Section 12-102 .

Owner - HUMBERTO AUBI TR

Code Enforcement Officer Marrero

This Code Enforcement Board Violation was Continued prior to hearing.

[NOVI-25-09-116](#) **430 VALENCIA AVE**
[07](#)

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 ($\frac{1}{2}$) foot-candle (vertical) and one-half ($\frac{1}{2}$) foot candle (horizontal) illumination on adjacent properties.

Code Enforcement Officer Comments - White Lighting abiding property exceeding pass it's own property line.

Remedy - Comply with Section 12-102. Must ensure that lighting illumination has proper covering and is directed downward and contained within property line and must not exceed pass the property line or change the lighting color to yellow.

Owner - VALENCIA APARTMENTS LLC or R/A: Luis Delgado

Code Enforcement Officer Marrero

This Code Enforcement Board Violation was Complied prior to hearing.

HISTORIC CASES

[NOVI-25-08-113](#) **638 ALHAMBRA CIR**
[52](#)

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=PTIICOOR_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

This Code Enforcement Board Violation was Continued at hearing. Continued to next available hearing date.

EXPIRED PERMIT CASES

[NOVI-25-08-113](#) **6708 SAN VICENTE ST**
[01](#)

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-23-06-0325 - "pool/spa per approved plans" .

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 - Octavio Maniglia

Code Enforcement Officer Vilato

Guilty/ 14 days to re-activate permit(s) / \$150 daily running fine thereafter & \$108.75 Administrative Fee.

DISCUSSION ITEMS

ADJOURNMENT

NOTE