

City of Coral Gables

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



Marked-Up Agenda - Final

Wednesday, March 11, 2026

8:30 AM

2151 Salzedo Street, Coral Gables, FL 33134

Police and Fire Headquarters, Community Meeting Room

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>

CALL TO ORDER

ROLL CALL

Present: 5 - Board Member Correa, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

Absent: 1 - Board Member Bucelo

Excused: 1 - Chairperson Murai Jr

APPROVAL OF THE MINUTES

This was Approved on Consent Agenda

Present: 5 - Board Member Correa, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

Absent: 1 - Board Member Bucelo

Excused: 1 - Chairperson Murai Jr

PUBLIC HEARING

NEW CASES

[NOVI-25-12-121](#) **911 EAST PONCE DE LEON BLVD #1502**
[23](#)

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 alterations to kitchen and bath without an approved building permit.

Remedy - Cease and desist all unpermitted work. Must obtain and close all necessary permits by calling any and all inspections required by the building department.

Owner - GONZALO GASTON MARTINEZ

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-25-11-120](#) **906 PALERMO AVENUE**
[45](#)

Violation Description - Landscaping - General Requirements - Maintenance Landscaping - Plant Materials - Ground cover - Section 6-103 a. All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit. b. All planting areas shall be kept free from refuse and debris. c. All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade. d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute. e. Trees shall be pruned in the following manner: i. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown. iii. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning. iv. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree. v. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade County Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size. vi. Hatracking of trees shall be prohibited. Section 6-103. Landscape general requirements v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

Code Enforcement Officer Comments - Missing ground cover. Must have ground cover / sod.

Remedy - Comply with Section 6-103, Section 6. Plant materials,

Sub-section V ** Must have ground cover on property and remove all rocks/ gravel.** Please contact Greenspace - 305-569-1857 - vhernandez@coralgables.com Comply with Section 6-103, Section A. Maintenance, Sub-section 5. **Must have ground cover / sod, on city swale.**

Owner - Rafael Poleo Isava

Code Enforcement Officer Martinez

This Code Enforcement Board Violation was Continued

[NOVI-26-01-123](#) **1545 CANTORIA AVENUE**
[23](#)

Violation Description - Uncompleted Building - Section 14-202.7. Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

Code Enforcement Officer Comments - Uncompleted Building.

Remedy - Comply with Section 14-202.7(D) - Building must be completed as per plans and specifications upon which the building permit was issued.

Owner - JVC HOLDINGS, INC. c/o Boris Rosen - (Registered Agent)

Code Enforcement Officer Martinez

This Code Enforcement Board Violation was found Guilty. Guilty / 10 days to re-activate/renew necessary permit(s), then 60 days to complete work & close permit(s) / \$150 daily running fine thereafter & \$108.75 administrative fee.

[NOVI-25-09-116](#) 3812 SEGOVIA STREET
[38](#)

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 - Tarp remaining on roof, without roofing permit.

Remedy - Must obtain a roof permit to repair or re-roof. **Please contact ** - Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245; developmentservices@coralgables.com.

Owner - VETA B MACLAREN LE, REM JOHN MACLAREN & REM VALERIE MACLAREN ENGLISH

Code Enforcement Officer Martinez

A motion was made by Board Member Kakouris, seconded by Board Member Flanagan, that this motion be found Guilty . The motion passed by unanimous vote. Guilty / 10 days to re-activate/renew necessary permit(s), then 60 days to complete necessary work & close permit(s) / \$150 daily running fine thereafter & \$108.75 administrative fee.

[NOVI-25-10-118](#) **1041 ALMERIA AVENUE**
[90](#)

Violation Description - Freedom from health, accident or fire hazards - Sec. 105-219. - Freedom from health, accident or fire hazards. Exterior property areas shall be free from conditions that might create a health, accident, or fire hazard, such as holes and excavations, sharp protrusions and other objects or conditions which might be a potential cause of personal injury. Undergrowth shall not exceed a height of 12 inches. (Code 1958, § 16A-15; Code 1991, § 12-127; Code 2006, § 105-224; Ord. No. 1142, § 2.1, 7-14-1959)

Code Enforcement Officer Comments - Walkway in disrepair, loose tiles, potential hazard.

Remedy - Must repair walkway having loose / cracked tiles, as a potential hazard. **Permit required** **Please contact ** - Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, FI 33134. Tel-305-460-5245.

Owner - GRZEGORZ OKON TRS

Code Enforcement Officer Martinez

A motion was made by Board Member Kakouris, seconded by Board Member Correa, that this motion be found Guilty . The motion passed by unanimous vote. 30 days to obtain and close all necessary permits with additional extensions of time up to discretion of City Attorney's Office / \$150 daily running fine thereafter & \$108.75 administrative fee.

[NOVI-25-11-120](#) **6860 SUNRISE COURT**[87](#)

Violation Description - Removal of obstructions Section. A - Sec. 62-153. - Removal of obstructions(a). (a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988).

Code Enforcement Officer Comments - Crush white rocks/Gravel installed on the City Right of Way abutting your Private Property without a permit.

Remedy - Must obtain an after the fact permit for Rocks on the City Right of Way abutting your Private Property or remove rocks completely and replace with Sod.

Owner - CAPO FAMILY HOLDINGS LLC or R/A: Nicholas T. Apathy, P.A.

Code Enforcement Officer Marrero

A motion was made by Board Member Flanagan, seconded by Board Member Kakouris, that this motion be found Guilty . The motion passed by unanimous vote. 30 days to open & close all necessary permit(s) / \$150 daily running fine thereafter & \$108.75 administrative fee.

STATUS CASES[NOVI-22-08-113](#) **2700 PONCE DE LEON BLVD**[2](#)

(Requested second administrative hearing in response to Notice of Intent to Lien dated to January 16th, 2026).

(Previous Board Findings - Guilty / 7 days to obtain report from structural engineer and supply to city / Complete work by April 2, 2023 / Immediate fine of \$1000.00 a day / \$108.75 Administrative Fee. (10/19/2022))

Violation Description - Uncompleted Building - Section 14-2017. Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

Building process has not commenced and has had no permit inspections in over 6 months, permit is expired.

Remedy - Comply with Section 14-202.7(D) extended permit has expired/building has not commenced and has had no inspections in over 6 months. Must renew permit and complete building and inspection process.

Owner - Pablo Rodriguez or MMSDDR Ponce LLC

Code Enforcement Officer Barcenas

This Code Enforcement Board Violation was Continued. Status case re-hearing will take place at next available CEB Hearing.

[NOVI-25-03-942](#)

1202 ASTURIA AVENUE

(Historic Property)

[4](#)

(Requested second administrative hearing in response to Notice of Intent to Lien dated to January 20th, 2026).

(Previous Board Findings: Guilty / 30 days to apply to extend or cancel permit(s) and 90 days to finalize permit(s)/ \$150 daily running fine thereafter & \$108.75 Administrative Fee (10/15/2025))

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 - New masonry fence - BLDR23084158

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Roberto Lopez

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was found Guilty. Previous Code Enforcement actions stay in effect.

HISTORIC CASES[NOVI-24-12-861](#) **1117 ALHAMBRA CIRCLE**[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 - Exterior alteration without permits, including but not limited to, wooden fence and gate installed.

Remedy - Comply with Section 14-202.8 - Must apply and obtain permit(s) for unpermitted work. Must remove exterior alterations IF permit(s) are unable to be obtained.

Owner - Robert H. Moore & Casie R. Moore

Code Enforcement Officer Selva

A motion was made by Board Member Kakouris, seconded by Board Member Correa, that this motion be found Guilty . The motion passed by unanimous vote. 60 days to open and close all necessary permit(s) / \$150 daily running fine thereafter & administrative fee of \$108.75 / Additional extensions of time at the discretion of the City Attorney's Office.

DISCUSSION ITEMS

ADJOURNMENT

NOTE