

City of Coral Gables

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



Meeting Minutes

Thursday, June 17, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral Gables,
FL 33134

Code Enforcement Board

Chairperson Andres Mural, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

CALL TO ORDER

Meeting called to order by Vice Chairman, George Kakouris.

ROLL CALL

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

APPROVAL OF THE MINUTES

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

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

PUBLIC HEARING

NEW CASES

820 Salzedo Street - Unit 303

Violation Description - Ch. 105-26 City Code - Expired permit BL-10-09-4505 covering window installation.

Remedy - Please contact the Permit Dept. (305) 460-5245 to renew the expired permit or obtain a new permit. Then obtain all required inspections to close out the permit.

Owner - Angelmy E. Barroeta

Code Enforcement Officer Field Supervisor Sheppard

This Code Enforcement Board Violation was Continued prior to hearing

6809 Nervia Street

Violation Description : Working on property without approval or permits. (Chain link fence, Railings, Retiling steps, Doors, and Windows)

Remedy - Obtain all necessary approval, permit(s) and all required inspections.

Owner - Jaime E Cervera TRS Jaime E Cervera Revocable Trust

Code Enforcement Officer Roman

Found guilty, comply within 60 days of Board's hearing by obtaining approval and finalizing permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

A motion was made by Board Member Borbolla, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 5 - Board Member Zoller, Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris and Board Member Flanagan

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

1100 Alfonso Avenue

Violation Description -Expired Permit(s)

-BL16056638 Install 14 Aluminum Windows & 4 Doors White Frame Gray Glass

-BL18102780 1 Story Addition w/ Garage (1,145 SF) Carport, Interior Alterations, Paver Driveway, Wood Deck

Remedy - Must Re-activate Permit(s) and Pass All Inspections to Close Permit(s).

-Building must be completed as per Plans and Specifications upon which the building permit was issued.

Owner - Rosendo Palacios & Maria

Code Enforcement Officer Roman

Found guilty, comply within 30 days by re-activating and finalizing permit(s). \$150 daily fine to commence if no compliance. Administrative Fee waived by the Board.

A motion was made by Board Member Borbolla, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 5 - Board Member Zoller, Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris and Board Member Flanagan

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

217 Madeira Avenue

Violation Description - Permit BL16012664 is expired and was not finalized

Remedy - Must reactivate permit, obtain all pending inspections and finalize permit.

Owner - 217 Madeira LLC

Code Enforcement Officer J. Garcia

This Code Enforcement Board Violation was Complied prior to hearing

4041 Ponce de Leon Boulevard

Violation Description - Gravel and chain link fence installed without a permit. Vacant lot converted into a parking lot without a permit.

Remedy - Must obtain all necessary permit and inspection or remove fence. Must obtain all necessary inspection to use property as a parking lot or convert back into a green space.

Owner - 4041 Ponce De Leon Blvd L.L.C

Code Enforcement Officer J. Garcia

Found guilty, comply within 30 days of Board's hearing to replace to green space. Comply within 30 days to cease using as parking lot, re-sod and re-store property as vacant lot. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

A motion was made by Board Member Zoller, seconded by Board Member Cruz, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 5 - Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan and Board Member Zoller

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

570 University Drive

Violation Description - Property has expired Mechanical permit # ME-09-10-3702.

Remedy - Must reactive permit, call for all inspections and pass all pending inspection to close permit.

Owner - Camille Chung

Code Enforcement Officer Bermudez

This Code Enforcement Board Violation was Continued prior to hearing

1241 Bird Road

Violation Description - (EXP) - Building Permits ZN-17-12-1063 & EL-17-12-1263 are expired.

Remedy - Must reactivated permit.

Owner - Walbert Three LLC

Code Enforcement Officer Bermudez

Found guilty, comply within 60 days of Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee waived by the Board.

A motion was made by Board Member Zoller, seconded by Board Member Cruz, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 5 - Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan and Board Member Zoller

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

909 Granada Groves Court

Violation Description - WWP Exterior work/interior work without required permit. Exterior painting, stucco without approval, interior work without permit, kitchen cabinets, drywall renovation. Additional work on the interior to include bathroom and new glass railings on staircase and new garage door.

Remedy - Stop all work - obtain "after the fact" permit for all work prior to continuing.

Owner - 909 Granada Groves Court LLC

Code Enforcement Officer Schwartz

Found guilty, comply within 60 days to obtain permit(s) and cease work until permit(s) are approved. Can only work under other approved permit(s) and approved by the Building Official. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 5 - Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Guarch

915 Milan Avenue

Violation Description - House is in need of maintenance. Walls, garage door and roof are dirty and vegetation growing up walls and onto roof. There is a broken window at the front covered with plywood.

Remedy - Must obtain color palette approval for cleaning and painting, must remove vegetation growing up walls and onto roof, and remove plywood covering window and replace broken panes.

Owner - Mary Zins

Code Enforcement Officer Schwartz

Found guilty, comply within 60 days by correcting all violations. \$150 daily fine to commence if no compliance. Administrative Fee waived by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 5 - Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan, Board Member Zoller and Board Member Borbolla

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

1901 Ponce de Leon Boulevard

Violation Description - Expired permit BL17-02-1284

Remedy - Must reactivate and finalize permit.

Owner - 1901 Silverback Investments LLC

Code Enforcement Officer Delgado

Found guilty, comply within 7 days of Board's hearing by finalizing permit(s). \$250 daily to commence if no compliance. Administrative Fee assessed by the Board.

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

Yeas: 5 - Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan, Board Member Zoller and Board Member Borbolla

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

Salzedo & Minorca Parking Lot

Violation Description - Ch. 105-29 City Code (CPM): Property in need of maintenance: 1. Parking lot resurfacing required. 2. Parking lot re-striping

required. Damaged wheel-stop repair required. 3. Missing/ damaged hedges and landscape.

Remedy - Please obtain necessary approval and permit(s) and make required repairs and replacements to bring property into compliance with the code and city approved landscape plans.

Owner - Coral Gables Financial Center

Code Enforcement Officer Delgado

Found guilty, comply within 60 days of Board's hearing by obtaining permit(s) and address safety hazard's of sidewalk with Public Works. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board's.

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

Yeas: 5 - Board Member Zoller, Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris and Board Member Flanagan

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

6220 Marlin Drive

Violation Description - Permit is expired i.e. BL-16-12-6327.

Remedy - Must re-activate permit and pass all inspection to close permit.

Owner - 6220 Marlin LLC

Code Enforcement Officer Quintana

This Code Enforcement Board Violation was Complied prior to hearing

13002 San Jose Street

Violation Description - Roof is dirty. 2 dead trees on the property. A screening of storage issue for some items being stored on the side of the home which is not allowed i.e. floating docks. Expired permit i.e. BL-19-07-4294 for Re-roof.

Remedy - Roof needs to be cleaned. Dead trees need to be removed from the property (might require permits please contact Public Service at 305-460-5000). Items being maintained outside shall be placed in an enclosed structure/area or on the water. Permit must be re-activated, work

completed, than call for all final inspections and close out the permit.

Owner - Paul Deneault & Jasmin Deneault

Code Enforcement Officer Quintana

This case was withdrawn prior to hearing.

HISTORIC NEW CASES

1330 Coral Way

Violation Description - Replacement of damaged wood from 2nd floor balcony without approval and permit

Remedy - Must obtain approval and permit

Owner - Marlen Perneti

Code Enforcement Officer Delgado

This Code Enforcement Board Violation was Continued prior to hearing

25 Campina Court

Violation Description - Wooden fence installed with out a permit.

Remedy - Remove fence

Owner - Yohandel Ruiz

Code Enforcement Officer J. Garcia

This Code Enforcement Board Violation was Continued prior to hearing

1045 Castile Avenue

Violation Description - Property has open and expired permits.

Remedy - Must renew permits and obtain all required inspections to close.

Owner - Luis Revuelta

Code Enforcement Officer Schwartz

Found guilty, comply within 15 days of Board's hearing to pass final

inspection(s). \$150 daily fine to commence if no compliance.
Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 5 - Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan and Board Member Zoller

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

1013 Castile Avenue

Violation Description -

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code, to wit: work without a permit on the single-family home and accessory structure on the Property (collectively referred to as "Structures") that (a) exceeds the scope of existing development approvals, including, but not limited to, building permit BL 16-12-7121 and all subpermits required to complete the Structures ("Permits") by (i) altering rafter tails and size of window openings of single-family home, and (ii) removing balcony of and altering stucco on accessory structure; and (b) by allowing the Permits to expire as of 4-21-21.
3. Sections 250, 253, and 254 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without screens, windows, and doors, so that the Structures are not weather and watertight and are not effectively protected against the entrance of insects.
4. Sections 226 and 255 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without windows and doors and in a state of partial construction, such that the exterior of the Structures are not maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood.
5. Section 278 of Chapter 105, the City Minimum Housing Code, to wit: by not maintaining the floors, walls, ceilings, and roofs of the Structures in a clean and sanitary condition.
6. Sections 3-207 (D) of the City Zoning Code; to wit: failure to fully complete the Structures 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 the Permits, which were issued on 3-7-17, had their last approved inspection (for roof sheathing) on 9-4-18, and which expired on 4-21-21.
7. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of an historic structure; including, but not limited to, by allowing: (a) deteriorated or ineffective waterproofing of exterior walls, roofs,

foundations or floors, including broken or missing windows or doors; (b) defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; (c) structures which are not properly secured and are accessible to the general public; (d) faults or defects in the property that renders the Structures not properly watertight.

Remedy - 1. Register and maintain the Property and apply to re-open and pass final inspection on all Permits to complete the Structures.

2. As to paragraphs 2 through 7 above, re-open as needed and pass final inspection on all Permits to complete the Structures.

1013 Castile Avenue Corp. c/o Iris I. Romero

Oasis in the Gables, LLC
c/o SPC Management Service Inc.
Registered AGent

Code Enforcement Field Supervisor Sheppard

This Code Enforcement Board Violation was Continued prior to hearing

910 Capri Street

CEB 3-17-2021 - Return for status in 60 days to CEB Hearing scheduled on 5-20-2021 (cancelled); Cont'd 6/17/2021

CEB - 1-20-2021 - Return for status report to Hearing on 3/17/2021

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB - 4-17-2019 - Agreed Order approved by the Board - Continued

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register

and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

Status report provided by property owner. Significant progress has been made and they hope to have completed work by end of July 2021. Board ordered for follow-up status report at the Hearing scheduled on September 15, 2021.

STATUS REPORT CASES

4916 Washington Drive

CEB - 6-17-2021 - Returning for monthly status report

CEB - 4-21-2021 - Returning for monthly status report - need to re-activate permit for walkway and request for an inspection and still obtain electrical

permit and approved by official.

CEB 3-17-2021 - Returning for monthly status report

CEB 2-17-2021 - Returning for monthly status report

CEB 1-20-2021 - Found guilty, Comply within 48 hours of hearing by disconnecting as and call in for inspection. Comply within 30 days of Board's hearing by applying for permit. Comply within 90 days of Board's hearing to close out permit. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. To return for monthly Status Report's as per the Board's request.

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor's Terri Sheppard/A. Garcia

No show. Current order stands.

6913 Talavera Street

CEB 6/17/2021 - Returning for monthly status report

CEB 4/21/2021 - Returning for monthly status report - lien has been recorded

CEB 3/17/2021 - Returning for monthly status report

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing.

\$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

CEB - 10-21-2020 - Continued to November

CEB - 9-23-2020 - Returning to get full report from the Zoning Department.

CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.

Documents presented into Public Record by Barbara Garcia.

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits. (Removed)

Maintaining storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

Status report provided by property owner. Progress has been made. Board ordered to return for additional status report at the hearing scheduled on September 15, 2021.

CASES REQUESTING TO RETURN

800 Coral Way

CEB - CEB 6-17-2021 - Returning to request additional extension of time.

CEB - 3-17-2021 - Returning to request that they are granted an extension to the closing of the permit.

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Building permit BL-16-07-6851 (** Inclusive **) 1 Story addition w/garage) has expired.

Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

The Board extended current order to comply by September 2021 and to return to provide status report to the Hearing scheduled on September 15, 2021.

A motion was made by Board Member Zoller, seconded by Board Member Flanagan, that this matter be Granted extension of time. The motion passed by the following vote.

Yeas: 5 - Board Member Zoller, Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris and Board Member Flanagan

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

537 San Esteban Avenue

CEB - 6-17-2021 - Requesting to return to address concerns on open pending permits

CEB - 3-17-2021 - CEB - 3-17-2021 - G/30/\$150/\$108.75 - Comply by 4-17-2021 by obtaining permit(s); Comply by 5-17-2021 by closing out permit(s) or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation Description - Garage enclosure/alteration without a permit.

Garage addition without permit. Installation of new driveway without permit. Installation of new patio without permit. Installation of new exterior screening without permit.

Remedy - Must obtain "After the fact" permits for all work performed or restore to original state.

Owner - John W Cross IV

Code Enforcement Officer Bermudez

The Board extended current order to comply within 10 days of hearing by obtaining permit(s). 10 days thereafter by correcting all violation and closing all permit(s).

This Code Enforcement Board Violation was Granted extension of time

Yeas: 5 - Board Member Borbolla, Board Member Cruz, Vice Chair Kakouris, Board Member Flanagan and Board Member Zoller

Excused: 2 - Board Member Guarch and Chairperson Murai Jr

ADJOURNMENT

Meeting was adjourned by Vice Chairman, George Kakouris.