

Schwartz, Lynn

From: Sheppard, Terri
Sent: Friday, March 8, 2024 6:03 PM
To: Schwartz, Lynn
Subject: Fwd: 6913 Talavera St.

FYI for Code Board

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From: Ramirez, Douglas <dramirez@coralgables.com>
Sent: Friday, March 8, 2024 5:15:07 PM
To: Ceballos, Gustavo <gceballos@coralgables.com>
Cc: Sheppard, Terri <tsheppard@coralgables.com>; Loar, Antoine <aloar@coralgables.com>
Subject: FW: 6913 Talavera St.

Gus, here is the timeline:

Code enforcement history for case CE285183 (work without a permit):

- 3/21/19 Warning issued
- 8/29/19 Notice of Violation issued
- 8/11/20 Summons issued
- 2/20/20 Code Enforcement Board found Guilty/remove fence within 14 days/\$108.75 Administrative Fee
- 11/18/20 Code Enforcement Board found Guilty/60 days of CEB (comply by 1/18/21) by converting carport/ 90 days by submitting for permit and legalizing violation (comply by 2/18/21)/\$150.00 a day/\$108.75 Administrative Fee
- 3/17/21 Property lien

Code enforcement history for expired permit case NOVI-23-07-2577:

- 7/13/23 Warning issued for expired permit BL-21-04-7844
- 10/18/23 Notice of Violation issued
- 2/28/24 Summons issued for case to be heard at 3/13/24 Code Enforcement Board Meeting
- 3/13/24 Case scheduled to be heard at Code Enforcement Board

Permit history:

- Applied for BOA on 7/8/2019 for AB-19-07-4541 to legalize the carport and garage; this was cancelled on 5/13/21
- Applied for BOA on 2/22/21 for AB-21-07-6147 to legalize carport; this was cancelled on 5/13/21.
- Permit BL-21-03-8290 issued 9-15-21; closed 11-5-21; this permit legalized the garage at the rear of the property on 11-5-21.
- Board of Adjustment on 2/7/22 to request 2 variances: 1 for carport enclosure without providing covered parking space; 1 for increase of ground area coverage; both variance requests were denied same date.
- Permit BL-21-04-7844 issued 4-19-22; Permit expired on 4/5/23. This permit is to legalize the carport at the front of the property.

- Permit BLDR-23-11-4544, issued 12/29/23; red-tagged 2-8-24 due to previous expired permit; this permit is for windows and doors.

We need to be explicitly clear that any work performed on permit BLDR-23-11-4544 does not affect the status of the currently expired permit BL-21-04-7844, or affect status of any associated code enforcement actions and penalties previously recorded as a result of the illegally enclosed carport and garage. All previously recorded items will remain unresolved, with fines continuing to accrue until permit BL-21-04-7844 has been closed and the Code Enforcement Actions are found to have been complied with, regardless of any future status on permit BLDR-23-11-4544.

Please let me know if we need to further clarify.

Thanks.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Sheppard, Terri <tsheppard@coralgables.com>
Sent: Friday, March 8, 2024 11:10 AM
To: Ramirez, Douglas <dramirez@coralgables.com>
Cc: Menendez, Jill <jmenendez@coralgables.com>
Subject: RE: 6913 Talavera St.

Good morning Douglas,

Please see comments and information that Jill was able to locate.

*I recall 6913 Talavera Street going to Board of Adjustment on 02 07 2022. I've attached the staff report and exhibits prepared by Arceli
Application was denied by the Board; minutes are attached for your reference (starting on page 26).*

Please let me know if you need anything else.

Regards,

Terri Sheppard
Field Supervisor
Code Enforcement Division
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

(305)460-5239

From: Sheppard, Terri
Sent: Friday, March 8, 2024 9:08 AM
To: Ramirez, Douglas <dramirez@coralgables.com>
Cc: Menendez, Jill <jmenendez@coralgables.com>
Subject: RE: 6913 Talavera St.

Good morning Douglas,

Please see timeline below of case CE285183 and attached documents.

- 3/21/19 Warning issued
- 8/29/19 Notice of Violation issued
- 8/11/20 Summons issued
- 2/20/20 Code Enforcement Board found Guilty/remove fence within 14 days/\$108.75 Administrative Fee
- 11/18/20 Code Enforcement Board found Guilty/60 days of CEB (1/18/21) by converting carport/ 90 days by submitting for permit and legalizing violation (2/18/21)/\$150.00 a day/\$108.75 Administrative Fee
- 3/17/21 Property lien

Permits

- Applied AB-19-07-4541
- Applied AB-21-07-6147 CANCELLED
- Permit BL-21-04-7844 issued
- Permit expired on 4/5/23

Douglas as per our conversation, I do not have the information for Planning & Zoning or Variances so I'm including Jill in this email to direct to the correct person to provide the information.

Regards,

Terri Sheppard
Field Supervisor
Code Enforcement Division
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134
(305)460-5239

From: Ramirez, Douglas <dramirez@coralgables.com>
Sent: Thursday, March 7, 2024 4:17 PM

To: Sheppard, Terri <tsheppard@coralgables.com>

Subject: FW: 6913 Talavera St.

Can you get me a complete timeline of the case at 6913 Talavera, including permit timelines, board meetings, pzb history, variance applications, etc?

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
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From: Tejera, Erick <etejera@coralgables.com>

Sent: Thursday, March 7, 2024 3:50 PM

To: Ramirez, Douglas <dramirez@coralgables.com>; Redila, Arceli <aredila@coralgables.com>; Ceballos, Gustavo <gceballos@coralgables.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: 6913 Talavera St.

Good afternoon Doug,

We have looked into the carport conversion at 6913 Talavera Street, and it will not be allowed. As per zoning code section 10-102, #4, c, an existing carport that was built prior to October 1, 1992, may be converted to a garage only if it has a minimum of nine (9) feet in width and nineteen (19) feet in length. The existing carport built in 1925 has fourteen-eight (14.08') feet as per the original tax card. This will not satisfy the zoning code requirements for the conversion I will attach the image and section below for your review.

Section 10-102. Geometric standards for parking and vehicular use areas.

4. Dimensions of garages and carports.

- b. Existing carports that were constructed before October 1, 1992 may be converted into enclosed garages if they have the following minimum dimensions:

Type	Interior Width	Interior Length
One-car garage	9 feet	19 feet
Two-car garage	18.5 feet	19 feet

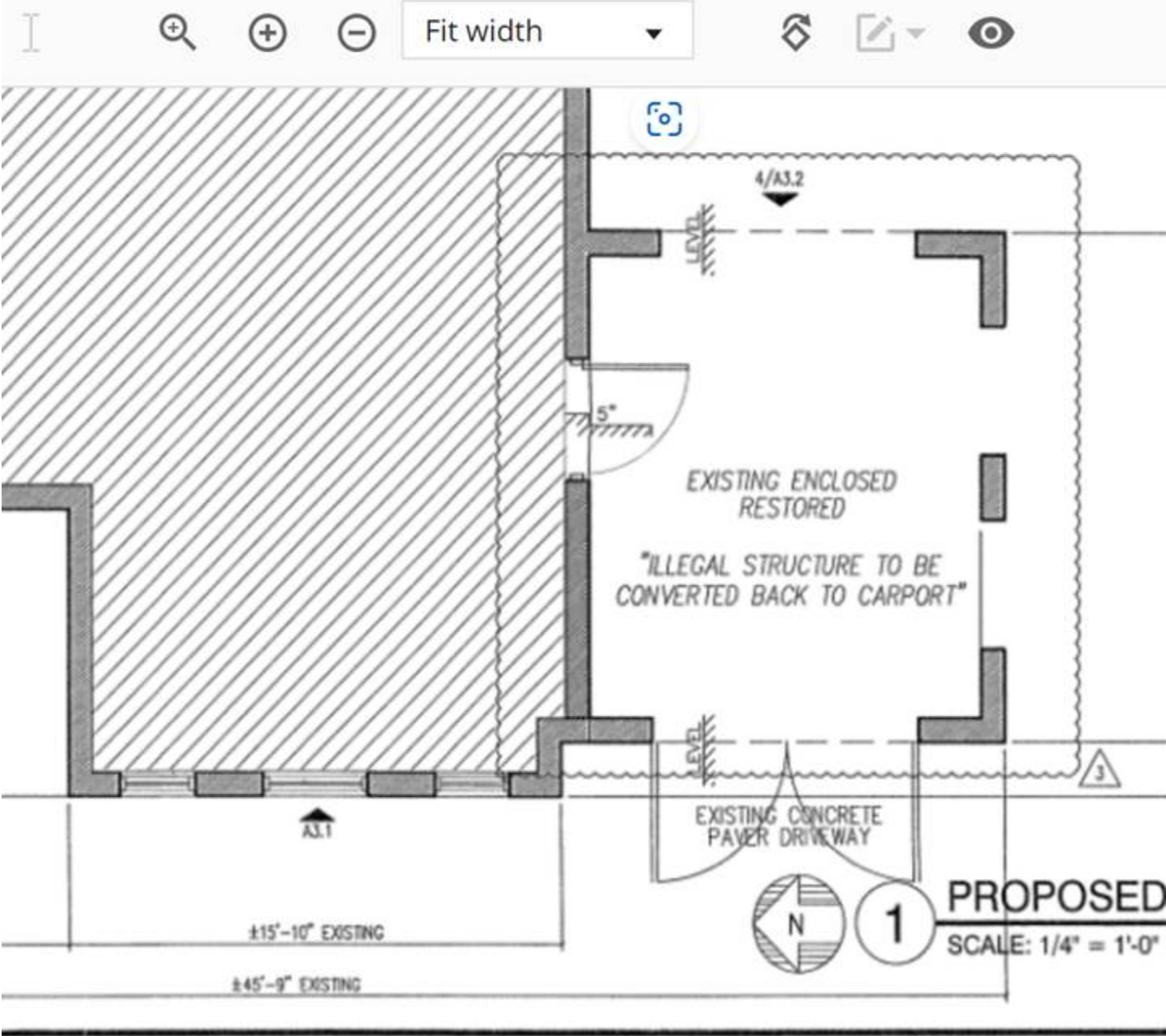
ENTRY
GARAGE
CARPORT
DRIVEWAYS
OPEN PORCHES
REAR PORCHES

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TOTAL			6913

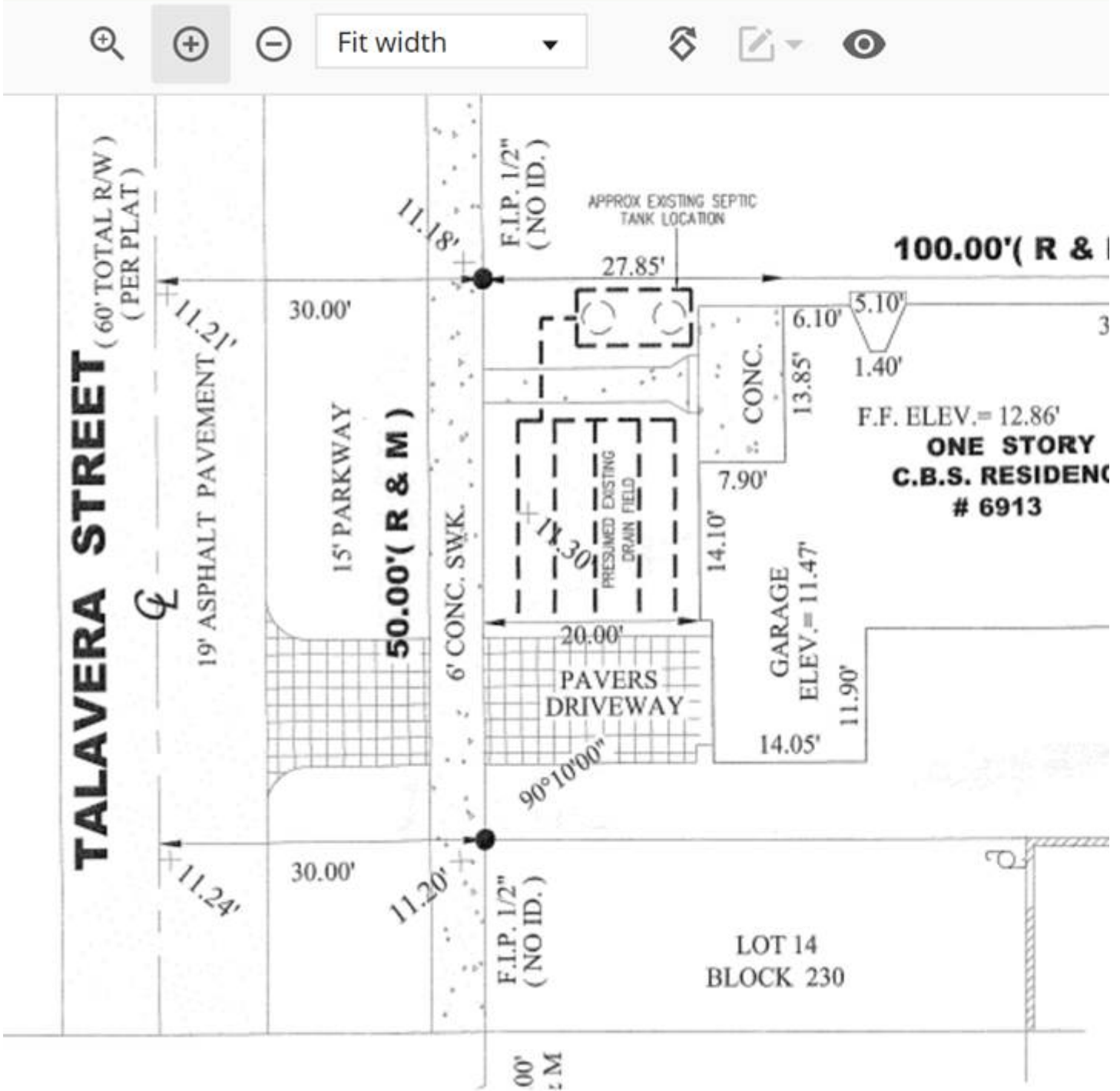
POOL
SC. ENG.
A. C. - 1959-650
ELEV.
SEAWALL



Also, please note that permit number BL-21-04-7844 has the structure shown at +/- 15'-10" and 14.05' (see below).



BL21047844 - 6913 TALAVERA ST - *RESIDENTIAL* AFTER THE



Erick R Tejera
 Zoning Reviewer Lead
 427 Biltmore Way,
 Coral Gables, Fl. 33134
 305-460-5254

DID YOU KNOW? : Did you know you can check your permit status, pay permit fees, and request inspections online? Click the link below and follow the directions prompted on the website:

<https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview>

From: Ramirez, Douglas <dramirez@coralgables.com>

Sent: Thursday, March 7, 2024 2:29 PM

To: Redila, Arceli <aredila@coralgables.com>; Tejera, Erick <etejera@coralgables.com>; Ceballos, Gustavo <gceballos@coralgables.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>

Subject: FW: 6913 Talavera St.

Gus, Manny had a better idea. We can agree to remove the red-tag if the architect revises the approved plans to state that the existing door separating the carport from the house is an "EXISTING EXTERIOR RATED DOOR TO REMAIN"

Arceli / Erick, please see links below. Note that the garage permit is closed and the garage is now legal.

Permit bl-21-04-7844 is the carport permit that is now expired, they want to know if turning the carport into the garage would be possible instead. Manny already opined that the floor of the garage needs to be 6" above the crown of the road.

Please provide me something I can give legal to include in a document to issue the resident.

Douglas A. Ramirez, PE, FRSE, CBO

Deputy Director for Development Services

City of Coral Gables

427 Biltmore Way

Coral Gables, FL 33134

(305)476-7239 direct dial



From: Yhuit, Wilma <wyhuit@coralgables.com>

Sent: Wednesday, February 21, 2024 8:17 AM

To: Ramirez, Douglas <dramirez@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: 6913 Talavera St.

Good morning,

Below are the links for:

BI21038290

<https://portal.laserfiche.com/Portal/DocView.aspx?id=2100603&repo=r-0e28d9ac&searchid=133e41b1-1972-4fb2-80a7-05549757f088>

bl21047844

<https://portal.laserfiche.com/Portal/DocView.aspx?id=4090032&repo=r-0e28d9ac&searchid=133e41b1-1972-4fb2-80a7-05549757f088>

Thank you,

Wilma Yhuit

Development Services Department
Plans Coordinator Assistant "Records"
427 Biltmore Way
Coral Gables, Florida 33134
Office: 305-460-5262



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From: Ramirez, Douglas <dramirez@coralgables.com>
Sent: Tuesday, February 20, 2024 5:58 PM
To: Lopez, Manuel <mlopez@coralgables.com>; Yhuit, Wilma <wyhuit@coralgables.com>
Subject: FW: 6913 Talavera St.

Wilma, I think it would be good for Manny to look at the microfilm records for both BL-21-04-7844 & BL-21-03-8290.

Manny, they are saying that BL-21-03-8290 (which seems to be closed and finalized) legalizes the garage. Please look into both BL-21-04-7844 (expired) & BL-21-03-8290 (finalized) and let's discuss when I get back on Thursday. Last time I checked, I didn't see where the interior work at the garage area in the back has been legalized. It looked like they only addressed the exterior doors to the garage.

We recently red-tagged this property, they pulled a recent separate permit for windows and doors permit (BLDR-23-11-4544) while having an open permit (BL-21-04-7844).

We need to clarify our position to the homeowner, who has been on running fines with a recorded lien since 2021.

Douglas A. Ramirez, PE, FRSE, CBO
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427 Biltmore Way
Coral Gables, FL 33134

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From: WHAA <info@whaiv.us>
Sent: Tuesday, February 20, 2024 5:33 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Cc: bgarcia786@gmail.com; Castro, Melissa <mcastro@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>; Silio, Antonio <asilio@coralgables.com>
Subject: Re: 6913 Talavera St.

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**Yes Sir----- this project was complicated and there were two separate applications addressing each;
BL-21-03-8290 Garage
BL-21-04-7844 Carport**

**It would be acceptable to renew the applications; there were not any changes in the 2023 building cycle that effect the scope of work.
Let me know if I can be of more help.**



Wm. H. Arthur IV AIA, NCARB, Principal
WHAA, Inc., a State of Florida Licensed and Insured Firm No. AA260003053
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On 2/20/2024 5:18 PM, Ramirez, Douglas wrote:

Mr. Arthur,

Can you please provide us with the process number for the permit that was issued to legalize the garage behind the residence?

The current permit (BL-21-04-7844) has expired and will need to be renewed. This permit was issued to restore the original condition of the carport and did not address the garage issue.

We are interested in the permit for the garage at the rear.

Please advise. Thank you.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services

**City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial**



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