

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Wednesday, May 17, 2023

8:30 AM

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

## Code Enforcement Board

*Chairperson Andres Murai, 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*

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

**A. CALL TO ORDER**

**B. ROLL CALL**

**Present:** 6 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Guarch

**Excused:** 1 - Board Member Zoller

**C. PUBLIC HEARING**

**D. APPROVAL OF THE MINUTES**

[23-5647](#) Code Enforcement Board Meeting of February 15, 2023.

[23-5648](#) Code Enforcement Board Meeting of March 15, 2023.

[23-5649](#) Code Enforcement Board Meeting of April 19, 2023.

**E. NEW CASES****NOVI-22-12-1** 5705 Granada Blvd.  
**616**

Violation Description - Alleys, swale & ROW to be kept clean and mowed - Sec. 62-151. - Alleys, swale areas and rights-of-way to be kept clean and mowed.

All owners of unimproved property and occupants, or occupants and owners of improved property shall maintain their property in a clean, litter-free and mowed condition, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or rights-of-way up to the edge of pavement of any public street. Maintenance shall include, but not be limited to, mowing the grass and performing general edging, trimming and cleanup activities. Property owners or their designees are prohibited from trimming trees and performing other activities within the city rights-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code. The city may, upon the approval of the city manager, mow selected areas of rights-of-way when doing so is found to serve a public interest.

(Code 1958, § 28-37(c); Code 1991, § 22-133; Code 2006, § 62-131; 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; Ord. No. O-2004-38, § 2, 9-28-2004; Ord. No. 2007-25, § 2, 8-28-2007)

Code Enforcement Officer Comments: Swale in need of maintenance. (re sod); Sprinkler broken (causing mud in swale).

Remedy - Comply with City Code section 62-151. Swale in need of maintenance, (re sod); broken sprinkler (causing mud in swale).

Owner - Dan P. Heller Trs.

Code Enforcement Officer Roman

**Guilty/10 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee**

**NOVI-23-03-1** 417 Santander Avenue  
**893**

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 BL-05-7212 - for windows and doors. Expired 9-24-2022

Remedy - Apply for all necessary permits and obtain final inspections. renew, expired, permit and call for all inspections to close.

Owner - Denis Xavier Vanegas

Code Enforcement Officer Schwartz

**Guilty/30 days to comply/\$250.00 a day fine/\$108.75 Administrative Fee**

**NOVI-22-12-1** 1506 El Rado Street  
**599**

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required. (a) Violations of this section shall be punishable as provided in section 1-7. (b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations. (Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel installation on city swale without a permit.

Remedy - Must obtain an after the fact public works permit.

Owner - Andrea Tomaselli Ungaro

Code Enforcement Officer Garcia

**Guilty/30 days to comply must obtain after the fact permit/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-23-03-1](#) 4921 Riviera Drive  
[894](#)

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: Installed green screening on chain-link fence; Prohibited.

Remedy - Comply with Section 14-202.8 Must remove green screening from fencing. Not allowed in Coral Gables.

Owner - Jairo Ricardo

Code Enforcement Officer Vilato

**Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-23-01-1](#) 4921 Riviera Drive  
[743](#)

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: Installing artificial turf on east side and rear of property without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after-the-fact permit for artificial turf installation.

Owner - Jairo Ricardo

Code Enforcement Officer Vilato

**Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-23-05-0](#) 1551 Consolata Avenue  
[516](#)

Violation Description - Zoning Code Article 14, Section 14-202.8. Zoning permit. Code Enforcement Officer Comments: Installed artificial turf on west side of property and around pool deck without permit.

Remedy - Must apply for after-the-fact permit for artificial turf installation and or remove if permit not obtained.

Owner - Jose A. Hernandez Solaun

Code Enforcement Officer Vilato

**Guilty/30 days to comply/\$150.00 a day fine/Administrative Fee waived**

[NOVI-22-06-0](#) 350 Bird Rd.  
[718](#)

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: ME-19-10-5599

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: Antonio Silio at 305-460-5206/asilio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - Kwik-Check Realty Co Inc.

Code Enforcement Officer Selva

**Continued prior to hearing**

[NOVI-22-06-0839](#) 55 Merrick Way Unit 519

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: ME-20-06-6689

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: Antonio Silio at 305-460-5206/asilio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - Gary Richard Cicero Trs

Code Enforcement Officer Selva

**Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee**

**F. CONTINUED CASES**



**G. HISTORIC CASES**

**NOVI-23-01-1** 1229 Alhambra Circle  
**664**

Violation Description- Maintenance Requirements Sec 34-203(c-e) - Sec. 34-203. - Maintenance requirements. (c)Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes. (d)Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or similar material.(e)Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings and dead vegetation. (Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments: Dead and or missing sod and landscaping on private property.

Remedy - Must replace dead or missing sod and landscaping in front of property.

Owner - US Bank Trucst NA Trs

Code Enforcement Officer Garcia

**Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee**

H. STATUS CASES

[NOVI-22-12-1](#) 1201 E. Ponce de Leon Blvd.  
[589](#)

*Extension Requested*

2/15/23 Guilty/\$500.00/Obtain an after the fact permit, remove umbrella trees and replace trees/\$108.75 Administrative Fee

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: Cutting a black olive tree on city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain after-the-fact permit for tree trimming. Must contact public works green space division for any other additional remedies needed. May need to replace tree if damage is irreparable.

Owner - Grillas Associates Inc.

Code Enforcement Officer Vilato

**Granted - Extended 30 days from today retroactive from original date..**

[NOVI-22-05-0](#) 639 Velarde Avenue  
[421](#)

*Extension Requested*

10/19/22 Guilty/30 days to apply for permit or \$150 a day fine until compliance is achieved/ Administrative Fee of \$108.75

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.

Installing french doors on front of house and windows on second floor facing east.

Remedy - Must obtain all permits and approvals.

Owner - Zonia L. Del Portillo

Code Enforcement Officer Vilato

**Case closed by Assistant City Attorney/Gus Ceballos at hearing.**

## I      **ADJOURNMENT**