

# City of Coral Gables

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



## Meeting Minutes

Wednesday, March 16, 2022

8:30 AM

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*

**ROLL CALL**

- Present:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller
- Excused:** 1 - Chairperson Murai Jr

**APPROVAL OF THE MINUTES**

No minutes were presented to approve

**PUBLIC HEARING**

**NEW CASES**

[CE289688-11](#)  
[2519](#)

422 Catalonia Avenue

Violation Description - Roof is in disrepair and has large tarp with sandbags.

Remedy - Must obtain re roof, or repair permit.

Owner - Gonzalo Goicochea

Code Enforcement Officer Garcia

This Code Enforcement Board Violation was Continued prior to hearing

**This Code Enforcement Board Violation was Continued prior to hearing**

[CE300788-03](#)  
[1021](#)

4700 SW 8 Street

Violation Description - Installation of new sign on business "Gables Cove".

Remedy - Must obtain "after the fact" permit for installed sign.

Owner - Cuernos Management LLC

Code Enforcement Officer Schwartz

This Code Enforcement Board Violation was Continued prior to hearing

**This Code Enforcement Board Violation was Continued prior to hearing**

[CE296714-09](#)  
[1720](#)

4120 University Drive

Violation Description - Roof, fascia, walls, front entry floor and rear concrete patio are dirty.

Miscellaneous items stored through-out the exterior of the home.

Remedy - Must clean roof, fascia, walls, front entry floor and rear concrete patio.

Must remove and discard miscellaneous items stored through-out the exterior of the home.

Owner - Nicolas Souto

Code Enforcement Officer Vilato

This Code Enforcement Board Violation was Continued prior to hearing

**This Code Enforcement Board Violation was Continued prior to hearing**

[CE302495-05](#)  
[1421](#)

6956 Sunrise Terrace

Violation Description - Installed concrete driveway with artificial grass.

Remedy - Must obtain approval and permit.

Owner - Yahya T. Koita & w/Saida

Code Enforcement Officer Roman

Guilty/60 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee

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

**Yeas:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

CE305399-09  
2121

2530 Columbus Blvd.

Violation Description - WWP- Enclosure of garage without approval and/or permit/ including electrical, mechanical, plumbing and structural. Installation of new windows, new a/c.

Remedy - Stop all work / must obtain "after the fact" permits for all work done.

Owner - Guillermo A Bonilla Aparicio Gisela Avila Torres

Code Enforcement Officer Schwartz

This Code Enforcement Board Violation was Continued prior to hearing

**This Code Enforcement Board Violation was Continued prior to hearing**

CE295951-08  
1220

4949 Riviera Drive

Violation Description - Installation of a mini split unit in the garage without a permit.

Remedy - Must obtain "After the Fact" permit for all work performed.

Owner - Lewis S. Eidson & Margaret S. Eidson

Code Enforcement Officer Vilato

Guilty/90 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee.

Second motion was made by Acting Chairperson Kakouris. All members were in favor except for Board Member Guarch.

**This Code Enforcement Board Violation was found Guilty**

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

**Nays:** 1 - Board Member Guarch

**Excused:** 1 - Chairperson Murai Jr

[CE283269-01](#)  
[1019](#)

1114 S. Dixie Highway

Violation Description - Gate of container enclosure is in disrepair.

Remedy - Must repair or replace container enclosure gates.

Owner - Gem Pyramid LLC c/o Carlos A. Romero Jr.

Code Enforcement Officer Roman

Guilty/7 days to comply/\$250.00 a day thereafter/\$108.75 Administrative Fee. Owner did not show.

Acting Chairperson Kakouris made a motion on the floor and all Board Members Aye collectively.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 6 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

[CE287960-08](#)  
[0719](#)

1207 Columbus Boulevard

Violation Description - Rear wall is dirty, wood fence in rear of yard, south side of front yard there is no grass and there various materials all over the rear, sides and carport area.

Remedy - Need to clean and/paint rear wall, wood fence is not an approved fence material and needs to be removed, need to plant grass or other approved ground coverage and remove and/or place all materials throughout the property inside garage or obtain approval and a permit for masonry structure.

Owner -Mary Ann Talmadge Trs and Mary Ann Talmadge Trust

Code Enforcement Officer Garcia

This Code Enforcement Board Violation was Complied prior to hearing

**This Code Enforcement Board Violation was Complied prior to hearing**

[CE291193-02](#)  
[1320](#)

4150 Monserrate Street

Violation Description - Installation of AC unit on the northside of property without a permit.

Demolition of screen enclosure for pool without a permit. Installation of sprinklers without a permit.

Remedy - Must obtain "After the fact" permit for all the work performed.

Owner - Montserrate Realty Holdings LLC

Code Enforcement Officer Vilato

Continued for 60 days

**This Code Enforcement Board Violation was Continued**

**Yeas:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

[CE301314-03](#)  
[3021](#)

625 Tiziano Avenue

Violation Description - Windows changed without approval and permits.

Remedy - Must obtain approval and permits for all windows being changed.

Owner - Scott D. Kravetz & w/Liliana

Code Enforcement Officer Quintana

This Code Enforcement Board Violation was found Guilty

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 6 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

[CE304752-08](#)  
[0521](#)

617 Zamora Avenue

Violation Description - EXP - UNB Pool permit is not finalized and no contractor is attached/ BL20-03-7187 is expired.

Remedy - Must reactivate permit as "owner builder" obtain change of contractor, complete building, obtain all pending inspections to close.

Owner - Rogelio Villanueva Silvana Peraza

Code Enforcement Officer Schwartz

Guilty/60 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee.

Board Member Borbolla made a motion for 60 days and Board Member Flanagan seconded all Board Members voted Aye collectively.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

[CE300440-02](#)  
[2521](#)

901 San Pedro Avenue

Violation Description - Expired permits. I:E BL18043823, BL14064036, EL14103350, PL14102878, PL14102884. Permits exists for more than 1 year. I:E BL18043823, BL14064036, EL14103350, PL14102878, PL14102884.

Remedy - Permit must reactivated, call for all final inspections and close permit. Building must be completed as per plans and specifications on building permit issued.

Owner - Peter Lima

Code Enforcement Officer Quintana

This Code Enforcement Board Violation was Complied prior to hearing

**This Code Enforcement Board Violation was Complied prior to hearing**

[CE299986-02](#)  
[0821](#)

1221 Milan Avenue

Violation Description - Exterior work on side of property including concrete (elevated patio), 4x4 posts and lighting without required permits. Also to include front addition done without permit.

Remedy - STOP ALL WORK - Must obtain "after the fact" permit for new work, and or demolish with required permit.

Owner - Peter A. Saliamonas & w/Anne S.

Code Enforcement Officer Schwartz

Guilty/90 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee.

Acting Chairperson Kakouris made a motion and Board Member Borbolla seconded all Board Members voted Aye collectively.

**Guilty/90 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee. Acting Chairperson Kakouris made a motion and Board Member Borbolla seconded all Board Members voted Aye collectively.**

**Yeas:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

[CE306125-11](#)  
[1621](#)

6979 Sunrise Drive

Violation Description - Expired Permit : BL14073838 Replace 22 Windows White Frame Clear Glass.

Remedy - Must Reactivate Permit and Call For Inspections to Finalized.

Owner - Happy Horizons LLC c/o Paul Barkus

Code Enforcement Officer Roman

Guilty/30 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee.

Acting Chairperson Kakouris made a motion and Board Member Borbolla seconded all Board Members voted Aye collectively.

**Guilty/30 days to comply/\$150.00 a day thereafter/\$108.75 Administrative Fee. Acting Chairperson Kakouris made a motion and Board Member Borbolla seconded all Board Members voted Aye collectively.**

**Yeas:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr



CE305529-09  
3021

7911 Altamira Street

Violation Description - Screening is missing and/or in disrepair.  
Dead vegetation on roof of enclosure.

Remedy - Screening must be repaired. Might require approval and permits.

Remove any and all dead vegetation, including from the roof of the enclosure.

Owner - Grace Salem

Code Enforcement Officer Quintana

This Code Enforcement Board Violation was Continued prior to hearing

**This Code Enforcement Board Violation was Continued prior to hearing**

CE305613-10  
0521

87 Coral Way

Violation Description - Exterior of property requires maintenance:  
Walls, front entrance and sidewalk are dirty and weeds against exterior wall.

Remedy - Must clean and/or paint, remove weeds. Obtain approval and permit.

Owner - 93 MM Holdings LP c/o Wexford Capital LP

Code Enforcement Officer Delgado

New owners to be recited.

**New owners to be recited.**

[CE299517-01](#)  
[1421](#)

827 Ortega Avenue

Violation Description -

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property.
2. Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows.
3. Section 62-151 of the City Code; to wit: Failure to maintain the sidewalk in a clean condition.

Remedy -

1. Register the property and apply for, obtain, and pass final inspection on all required permits to maintain the property.
2. Apply for, obtain, and pass final inspection on all required permits to maintain the Property; to wit: clean and repair the roof, clean the walls, driveway, and sidewalk, repair; repair the walls, roof, garage, door, windows, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for repairs, as required.
3. Clean the sidewalk.

**Owner - LOGOS HOMES, INC A/K/A LOGO HOMES INC.  
C/O LEONARDO MENDES  
REGISTERED AGENT**

**Code Enforcement Officer Schwartz**

An Agreed Order was entered into.

**An Agreed Order was entered into.**

**CONTINUED CASES**

[CE290492-01](#)  
[0920](#)

480 Biltmore Way

Violation Description - Signs on business storefront without required approval and/or permit. "Pure Project Home".

Remedy - Must obtain "after the fact" permit for installed signs, on the exterior storefront and the interior door sign. Obtain all inspections to close.

Owner - John Guarino TRS

Code Enforcement Officer Schwartz

This Code Enforcement Board Violation was Complied prior to hearing

**This Code Enforcement Board Violation was Complied prior to hearing**

#### HISTORIC CASES

[CE288385-09](#)  
[1019](#)

1252 Obispo Avenue

CEB 3-16-22 Returning for status report.

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75/\$108.75. Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, +\$108.75 admin fee. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

Continued to May Board. All Board Members voted Aye collectively.

**Continued to May Board. All Board Members voted Aye collectively.**

**Yeas:** 6 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

[CE289684-11](#) 1252 Obispo Avenue  
[2519](#)

CEB 3-16-2022 Returning for Status Report.

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance.

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75 Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, admin fee waived the Board. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence). The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Ramesh C Airan & W Aruna R

Code Enforcement Officer Schwartz

Continued to May Code Board.  
All Board Members voted Aye collectively.

**Continued to May Code Board.**  
**All Board Members voted Aye collectively.**

**Yeas:** 6 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris, Board Member Borbolla and Board Member Zoller

**Excused:** 1 - Chairperson Murai Jr

**REQUEST TO BE HEARD ON EXTENSION OF TIME**

**STATUS REPORT**

[CE285183-03](#) 6913 Talavera Street  
[2119](#)

CEB 3-16-2022 - Returning for status report

**CEB 9-15 -2021 - Returning for monthly status report**

**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 was given.

**ADJOURNMENT**