

# City of Coral Gables

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



## Marked-Up Agenda - Draft

Wednesday, August 21, 2024

8:30 AM

<https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

## Code Enforcement Board

*Board Member Ignacio Borbolla*

*Board Member Andres Correa*

*Board Member Maria Cruz*

*Board Member Jeffrey Flanagan*

*Board Member J.M. Guarch, Jr.*

*Board Member George Kakouris*

*Board Member Andres Murai, Jr*

<https://us06web.zoom.us/j/82004327867>

## **CALL TO ORDER**

## **ROLL CALL**

**Present:** 4 - Board Member Correa, Board Member Murai Jr, Board Member Guarch Jr.  
and Board Member Cruz

**Excused:** 3 - Board Member Kakouris, Board Member Flanagan and Board Member  
Borbolla

## **APPROVAL OF THE MINUTES**

There are no minutes to approve for this hearing

## **PUBLIC HEARING**

**NEW CASES**

[NOVI-24-01-487](#) 222 Salamanca Avenue

[4](#)

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: Installation of parking lot lights, light fixtures on east side of property and light timer installed without approval and permit. Interior renovation to kitchen area in apartment "A" without approval and permit

Remedy - Must obtain approval in permits, call in for all inspections and finalize permit.

Owner - J2 PROPERTIES LLC or R/A: M.L. Rivero & Associates LLC

Code Enforcement Officer Delgado

**Guilty 30 days to obtain permit / 30 days to close / \$150 per day / \$108.75 administrative fee**

[NOVI-22-08-127](#) 4700 SW 8 Street  
0

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: BL19114725  
TYPE OF WORK: MISCELLANEOUS WORK EXPIRED:10/25/2020

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

Owner - CUERNOS MANAGEMENT LLC

Code Enforcement Officer Casimir

**Guilty 30 days to comply / \$250 per day / \$108.75 administrative fee**

[NOVI-24-02-521](#) 242 Miracle Mile

[2](#)

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  
MECB-22-07-0344 Replace make up air with AC make up air fan unit

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 please contact Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com)

Owner - BALOGH BROTHERS LLC

Code Enforcement Officer Ramos

**Guilty 30 days to re-activate permit / cancel or close / \$250 per day / \$108.75 administrative fee**

[NOVI-22-06-069](#) 242 Miracle Mile

4

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-18-11-2792

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](mailto:asilio@coralgables.com) OR

Jorge Pino/Mobile Permit Coordinator at

305-460-5272/[jpino@coralgables.com](mailto:jpino@coralgables.com) OR

Development Services at 305-460-5245/[building@coralgables.com](mailto:building@coralgables.com)

Owner - Balogh Brothers LLC

Code Enforcement Officer Ramos

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

[NOVI-24-05-787](#) 3621 Ponce de Leon Blvd.

[4](#)

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: WORK WITHOUT A PERMIT, FASCIA BOARD AND GUTTER REPLACED WITHOUT PERMIT

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - PONCE DE LEON MANAGEMENT LLC

Code Enforcement Officer Lugo

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

[NOVI-22-12-161](#) 621 Alcazar Avenue

[2](#)

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required. (a) Violations of this section shall be punishable as provided in section 1-7. Need to search or appeal your citation? Case #:NOVI-22-12-1612 Folio #: 0341080013450 (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: Brick paver installation and gravel installation on city swale without a permit.

Remedy - Obtain all City permits. Please contact [building@coralgables.com](mailto:building@coralgables.com) or 305-460-5245 for any additional questions

Owner - PATRICK W SNAY &W BENTONNE S

Code Enforcement Officer Young

**Guilty 30 days to obtain permit / 30 days to close / \$150 per day / \$108.75 administrative fee**



[NOVI-24-01-487](#) 150 Solano Prado

9

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: Revised: Enclosed second floor balcony off of master bedroom and third-floor roof patio without a permit. Installed generator in front yard, installed AC mini spilt on west wall, installed roofed enclosure on east side of garage area and artificial turf in back yard without a permit

Remedy - Must obtain after the fact permits for all work and/or remove the violations

Owner - JUAN C VICTORERO

Code Enforcement Officer Vilato

**Guilty 30 days to remove second and third floor and all other issues / \$150 per day / \$108.75 administrative fee**

**Yeas:** 4 - Board Member Correa, Board Member Murai Jr, Board Member Guarch Jr. and Board Member Cruz

**Excused:** 3 - Board Member Kakouris, Board Member Flanagan and Board Member Borbolla

[NOVI-24-02-502](#) 500 Arvida Pkwy.

3

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 boat lift at rear of property without a permit. Dropped metal I beams into water.

Remedy - Comply with Section 14-202.8 Red tagged. Must obtain after the fact permit for boat lift before work continues

Owner - 500 AVD LLC

Code Enforcement Officer Vilato

**Guilty 60 days to obtain permit / 30 days to close / \$150 per day / \$108.75 administrative fee**

**Yeas:** 4 - Board Member Murai Jr., Board Member Guarch Jr., Board Member Cruz and Board Member Correa

**Excused:** 3 - Board Member Kakouris, Board Member Flanagan and Board Member Borbolla

[NOVI-23-05-222](#) 4845 Hammock Lake Dr.

[4](#)

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 - Obtain all City permits. Please contact [building@coralgables.com](mailto:building@coralgables.com) or 305-460-5245 for any additional questions

Owner - EDUARDO C COSTA

Code Enforcement Officer Vilato

**Guilty 60 days to comply/ \$150 per day / \$108.75 administrative fee**

[NOVI-23-05-222](#) 4845 Hammock Lake Dr

3

Violation Description - Zoning permit required - 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: Artificial turf and gravel installation on private property without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - EDUARDO C COSTA

Code Enforcement Officer Vilato

**Guilty 60 days to comply/ \$150 per day / \$108.75 administrative fee**

[NOVI-24-05-760](#) 241 Romano Avenue

4

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: Stucco applied to property without first obtaining a permit.

Remedy - Comply with Section 14-202.8 - apply for and obtain an after-the-fact permit for stucco application on the property. The Historical Department needs to be contacted for specific guidelines and standards set forth for restoring this historically designated property.

Owner - RICARDO A SUAREZ

Code Enforcement Officer Vazquez

**Agreed order read into record.**

[NOVI-24-05-770](#) 241 Romano Avenue

1

Violation Description - Section 8-108. Demolition by neglect. Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent. The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

Remedy - Comply with section 8-108: Apply for, obtain, and pass final inspection on all development approvals, including, but not limited to, building permits to remove any unpermitted work or otherwise and restore the structure to its original appearance.

Owner - RICARDO A SUAREZ

Code Enforcement Officer Vazquez

**Agreed order read into record.**

**CONTINUED CASES**

**HISTORIC CASES**

[NOVI-22-08-109](#) 1101 Alhambra Circle  
[9](#)

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-18-07-2829  
TYPE OF WORK: ROOF/LIGHT WEIGHT CONC  
EXPIRED: 04/27/2020

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: Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - Oscar Falero

Code Enforcement Officer Casimir

**Continued at Board**

**STATUS CASES**

**DISCUSSION ITEMS**

Next Hearing is September 18, 2024

**ADJOURNMENT**

NOTE