

# **City of Coral Gables**

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



## **Agenda**

**Wednesday, August 21, 2019**

**8:30 AM**

**City Hall, Commission Chambers, 2nd Floor**

### **Code Enforcement Board**

*Chairperson Andres Murai, Jr  
Vice Chairperson George Kakouris  
Board Member Ignacio Borbolla  
Board Member Alexander L. Bucelo  
Board Member Jeffrey Flanagan  
Board Member J.M. Guarch, Jr.  
Board Member Christopher Zoller*

**CALL TO ORDER****ROLL CALL****APPROVAL OF THE MINUTES****Code Enforcement Board Minutes of July 17, 2019****PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

**CE286541** 528 Giralda Avenue

Violation Description - Property roof is not watertight. Walls are peeling and discolored. Garage door in disrepair. Walkway, driveway, coral rock wall, sidewalk and approach are dirty.

Remedy - Must remove white cover and repair roof. Must clean and/ or paint walls. Must repair or replace garage door. Must clean and/or paint walkway, driveway and approach. Must clean rock wall.

Owner - Elisa Gorayeb

Code Enforcement Officer Bermudez

**CE286459** 535 Caligula Avenue

Violation Description -

1. Sections 34-202 and 203 of the City Code; to wit: Failure to register the Property as being in default of the mortgage and failure to maintain the Property.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to

wit: Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing

3. Section 3-108 of the City Zoning Code; to wit: Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.

2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.

3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Officer A. Garcia

[CE287341](#)

5200 S.W. 88th Street

Violation Description -

1. Section 34-55 of the City Code and Sections 219 and 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 the following: overgrown vegetation, fallen leaves and dead vegetation to accumulate on the roof, dead palm tree and fronds and dead branches, and vines on the structure and roof and all over the Property 2. Sections 34-105 and 106 of the City Code; to wit: maintaining dilapidated and abandoned vehicles on private property that are not under a form fitting car cover with clips or in a garage 3. Sections 34-202 and 203 of the City Code; to wit: failure to register the Property as being in default of the mortgage and failure to maintain the Property 4. Sections 250, 251, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: dirty and damaged entrance column, collapsed roof that is also missing parts and is covered by tarps; damaged eaves and rotted wood; collapsed eaves and falling gutter; missing roof tiles; dirty and weathered wooden walls that need cleaning, sealing, and staining 5. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain accessory structures by allowing the following: fence is in disrepair, is missing boards, and is leaning over in places; gate is damaged and is off its hinges; and driveway/walkway is dirty, cracked, and in disrepair; roof garage is collapsing 6. Section 4-411 of the City Code; to wit: improper parking of trailer in a residential district. Section 5-1803 of the City Zoning Code; to wit: outdoor storage of commercial landscape equipment (i.e., riding mowers)

Remedy -

1. Remove the overgrown and dead vegetation from the Property, including, but not limited to, the live and dead vegetation from the roof 2. Cover, as required, repair, or remove dilapidated vehicles 3. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein 4. Apply for, obtain, and pass final inspection on permit to repair or replace entrance column, roof, eaves, and gutter and clean, seal, and stain walls, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required 5. Clean driveway/ walkway and apply for, obtain, and pass final inspection on all permits to repair or demolish the fence, garage, and driveway/walkway 6. Remove trailer or place it

within an enclosed garage

Owner - John A Weller, Jr. and/or Interested Parties

Code Enforcement Officer A. Garcia

**CE286100**

7401 Monaco Street

Violation Description - Permit BL16056462 is expired.

Remedy - Permit BL16056462 must be re-activated and/or new permit(s) obtained for alterations to premises. Pending inspection(s) required.

Owner - Panole US Inc

Code Enforcement Officer A. Garcia

**CE274356**

5877 Ponce de Leon Boulevard

Extension of Time Request - First request. Case was heard at the Code Enforcement Board hearing on March 21, 2018. The property was found guilty with 30 days to comply or a \$250 per day fine thereafter and an administrative fee of \$108.75.

Violation Description - Interior alterations to Dominos Pizza without approval and permit, working overnight, and placing trash & debris in alley.

Remedy - Must obtain necessary permits, cease all work at night, and pass all required inspections.

Owner - Windsor Investments 5877 Ponce De Leon LLC

Code Enforcement Field Supervisor Sheppard

## **HISTORIC PROPERTIES**

**CE285332**

603 Minorca Avenue

Violation Description - Work done on property without obtaining approvals and permits. (i.e. iron fence installed along SW corner of property, gazebo installed at NW corner of property, in side and rear setbacks, and 2 roofed structures, attached to rear of home). There are also 2 storage sheds on N side of home.

Remedy - Must obtain necessary permits to keep on property or permit for demolition of aforementioned items, as well as passing all pertinent inspections. Must also remove storage sheds from exterior of home.

Owner - GG Property Holdings LLC

Code Enforcement Officer Bermudez

## **DISCUSSION ITEMS**

**ADJOURNMENT**