

# City of Coral Gables

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



## Meeting Minutes

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**

Meeting was called to order by Chairperson, Andres Murai, Jr.

**ROLL CALL**

**Present:** 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**APPROVAL OF THE MINUTES**

Code Enforcement Board Minutes of July 17, 2019

**A motion was made by Board Member Zoller, seconded by Board Member Guarch, Jr., that this matter be approved. The motion passed by the following vote.**

**Yeas:** 7 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

**PUBLIC HEARING**

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

Order read into the record by City Attorney, Miriam Ramos.

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

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Chairperson Murai Jr and Board Member Flanagan

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

Found guilty, comply 60 days of the Board's Hearing, \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Chairperson Murai Jr and Board Member Flanagan

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

Found guilty, comply within 30 days of Board's Hearing for any work that does not require a permit, 90 days including demolition of Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 Administrative by the Board.

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

**Yeas:** 6 - Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Vice-Chairperson Kakouris

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

Complied prior to Hearing.

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

No Action - Owner was found guilty on March 21, 2018, \$250 daily fine commenced on April 22, 2018. Extension denied by the Board. Fines continue to accrue until compliance has been achieved.

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

## **HISTORIC PROPERTIES**

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

Found guilty, comply within 60 days of the Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 4 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Borbolla

**Nays:** 3 - Chairperson Murai Jr., Board Member Flanagan and Board Member Bucelo

**DISCUSSION ITEMS**

A discussion regarding unfinished sidewalk conditions along Pisano Avenue and Campo Sano Avenue was held.

**ADJOURNMENT**

Meeting was adjourned by Chairperson, Andres Murai, Jr.