

City of Coral Gables

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



Agenda

Wednesday, February 17, 2021

8:30 AM

Public Participation Via Zoom/Hybrid

City Hall, Commission Chambers, 405 Biltmore Way, Coral
Gables, FL 33134

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

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, February 17, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. **PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.**

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

[21-2072](#) Code Enforcement Meeting Minutes of January 20, 2021

Attachments: [CEB Hearing Minutes - January 20, 2021](#)

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*

NEW CASES

[CE288461-091](#) 11005 Tanya Street
[319](#)

Violation Description - Pergolas and/or metal awnings installed throughout the property. Work performed without a Permit, Approvals and Inspections.

Remedy - Must obtain necessary after the fact Permit, approvals and inspections or must be removed.

Owner - Mundorado SA

Code Enforcement Field Supervisor A. Garcia

Attachments: [Property Info](#)
[CE VIO 091319 \(1\)](#)
[CE VIO 091319 \(2\)](#)
[CE VIO 091319](#)
[NOV 101519 11005 Tanya St \(1\)](#)
[NOV 101519 11005 Tanya St \(2\)](#)
[NOV 101519](#)
[Summons wiith legal notice 020321](#)
[Email 101519 - Extension request](#)
[Email 011420 - Extension request #2](#)
[Email 020620 - ABG response](#)
[Email 020620 - Owner](#)
[11005 tanya summons posting](#)

CE290641-011 5009 Granada Boulevard
620

Violation Description - Permit BL-08-02-0888 1 Story Addition has expired. Permit has been open for more than a year.

Remedy - Need to reactivate permit, call for inspections and close out permit.

Owner - Enrique Jordan

Code Enforcement Officer Ernesto Bermudez

Attachments: [Expired Permit](#)
[Property Owner](#)
[Code Enforcement Warning signed](#)
[Warning posting \(1\)](#)
[Permit Status](#)
[Notice of Violation](#)
[NOV Posting \(1\)](#)
[NOV Posting \(2\)](#)
[Summons signed](#)
[Summons Posting \(1\)](#)
[Summons Posting \(2\)](#)
[Summons Tracking](#)

CE294347-061 537 San Esteban Avenue
020

Violation Description - Garage enclosure/alteration without a permit. Garage addition without permit. Installation of new driveway without permit. Installation of new patio without permit. Installation of new exterior screening without permit.

Remedy - Must obtain "After the fact" permits for all work performed or restore to original state.

Owner - John W Cross IV

Code Enforcement Officer Ernesto Bermudez

Attachments: [Violation Photos](#)
[Photos from neighbor](#)
[Property Owner](#)
[Posting Photos](#)
[2007-present \(Permit List\)](#)
[Violation Warning signed](#)
[Violation Warning affidavit](#)
[Permit list 08-05-20](#)
[Notice of Violation signed](#)
[Nov USPS tracking](#)
[Nov Posting Affidavit](#)
[Permit Process](#)
[Summons signed](#)
[Summons tracking](#)
[Summons affidavit](#)

CE279212-072 4810 Alhambra Circle
418

Violation Description - Pool deck removed.

Remedy - Need to obtain approval and a permit.

Owner - 4810 Alhambra LLC

Code Enforcement Field Supervisor Sheppard

Attachments: [Ownership](#)
[Registered Agent](#)
[Code Enforcement Violation Warning](#)
[Warning pictures \(1\)](#)
[Warning pictures \(2\)](#)
[Warning pictures \(3\)](#)
[Warning posting](#)
[Notice of Violation Additional Address1](#)
[NOV posting](#)
[Permit](#)
[Summons posting](#)
[Thumbs](#)

CE288377-091 1130 Alfonso Avenue
019

Violation Description - Expired permit. I:E BL-13-06-1427 for Residential Addition, BL-13-02-1163 for Demolition, BL-13-02-0521 for Door/Garage.

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

Owner - Gardo Gomez

Code Enforcement Officer Roman

Attachments: [Property Info](#)
[Plans - BL-13-02-0521](#)
[CE VIO 091019](#)
[CE VIO Posting 091319 \(1\)](#)
[CE VIO Posting 091319 \(2\)](#)
[NOV POSTING LETTER 1130 ALFONSO CE288377 12.18.19](#)
[CE NOV POSTING 12.18.2020](#)
[NOV Posting 12.18 \(1\)](#)
[NOV Posting 12.18 \(2\)](#)
[NOV Posting 12.18 \(3\)](#)
[Summons with legal notice 020321](#)
[BL13021163 - Demo Permit](#)
[BL13061427 - Residential Addition](#)
[BL13020521 - Windows / Doors](#)
[USPS TRACKING CE NOV](#)
[USPS TRACKING SUMMONS TO APPEAR CEB](#)

NEW HISTORIC CASE(S)

CE288119-082 1253 Obispo Avenue
219

Violation Description - Removed part of circular driveway, installed walkway and started removing wood from exterior front steps without approval and permit.

Remedy - Must obtain approval and permit. Call in for inspections and final permit.

Owner - Freddy Mauricio Chavez and Carolina Macallister

Code Enforcement Officer Delgado

Attachments: [PHOTOS 1-5-21](#)
[Actions as of 2-8-21](#)
[Actions 1-12-21](#)
[PHOTOS 2-19-19](#)
[PHOTO 2-10-21](#)
[VIOLATION PHOTOS 8-20-19](#)
[EDEN PRINTOUT 1-30-20](#)
[OWNERSHIP](#)
[Code Enforcement Violation Warning SIGNED](#)
[CE VIOLATION WARNING POSTING \(1\)](#)
[CE VIOLATION WARNING POSTING \(2\)](#)
[CE VIOLATION WARNING AFFIDAVIT](#)
[Notice of Violation SIGNED](#)
[NOV POSTING](#)
[NOV AFFIDAVIT](#)
[SUMMONS -FEB. CEB](#)
[SUMMONS FOR FEB. CEB](#)
[SUMMONS](#)
[USPS - SUMMONS](#)

CONTINUED CASES FROM PRIOR HEARING(S)

CE290220-122 357 Almeria Avenue - Unit 1506
319

CEB 1/20/2021 - Continued

CEB 11/18/2020 - Continued due to improper notice

Violation Description - Complete kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement.

Remedy -Must obtain all necessary permits and inspections. *note* stop work order placed by Code enforcement officer until permits are obtained.

Owner -Enrique De La Vega

Code Enforcement Officer J. Garcia

Attachments: [violation photos](#)
[postings](#)
[usps tracking for NOV](#)
[ownership](#)
[Notice of Violation SIGNED](#)
[Code Enforcement Violation Warning-signed](#)
[357 almeria returned warning](#)
[CE290220 Summons to Appear](#)
[USPS for 1st Summons Sent](#)
[357 almeria Summons 1-20-2021](#)
[2nd summons posting 1-6-21 \(2\)](#)
[2nd summons posting 1-6-21 \(1\)](#)
[3rd Summons posting photos](#)
[USPS Tracking for 3rd Summons as of 2-8-21](#)
[357 almeria summons posted for 2-17-21 Hearing](#)

CE297838-103 528 Giralda Avenue
020

CEB 2-17-2021 - Continued from prior hearing

CEB 1-20-2021 - Continued to CEB 2-17-2021

CEB 11-18-2020 - Continued to next hearing

Violation Description -

- 1) Section 34-55 of the City Code - Failure to consistently maintain the Property, including but not limited to, by allowing overgrown vegetation, including vegetation that has grown over the sidewalk.
- 2) Sections 34-202 and 203 of the City Code - Failure to register the Property as vacant and in default of a mortgage and failure to maintain the Property.
- 3) Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code - As to the Structure: Roof in disrepair (leaks) and plastic cover placed on roof.

Remedy -

- 1) Remove the overgrown vegetation from the Property and from over the sidewalk.
- 2) Register the Property on the registry for vacant properties and correct all code violations as set forth herein.
- 3) Remove plastic cover and apply for, obtain, and pass final inspection on all required permits to repair/replace roof.

Owner - Elisa Gorayeb EST of c/o Lisabeth Sanchez and/or Interested parties

Code Enforcement Officer Schwartz/Code Enforcement Field Supervisor A. Garcia

Attachments: [528 giralda \(1\)](#)
[528 giralda \(2\)](#)
[528 Giralda pre code board inspection 1-19-21 \(3\)](#)
[528 Giralda pre code board inspection 1-19-21 \(2\)](#)
[528 Giralda pre code board inspection 1-19-21 \(4\)](#)
[528 Giralda pre code board inspection 1-19-21 \(1\)](#)
[528 giralda most recent photos](#)
[Property Info](#)
[List of violations 102620](#)
[List of interested parties](#)
[NOVs 110220](#)
[NOVs Posting 110220 \(1\)](#)
[NOVs Posting 110220 \(2\)](#)
[NOV - Owner](#)
[NOV - First Mortgagee](#)
[NOV - Property Manager](#)
[Summons 110220](#)
[Summons Posting 110220 \(1\)](#)
[Summons Posting 110220 \(2\)](#)
[Summons - Owner](#)
[Summons - First Mortgagee](#)
[Summons - Property manager](#)
[USPS 9696 NOV1](#)
[USPS 9702 NOV2](#)
[USPS 9719 NOV3](#)
[USPS 9726 Summons1](#)
[USPS 9733 Summons2](#)
[USPS 9740 Summons3](#)

STATUS REPORT CASES

[CE288967-101](#) 1615 Ferdinand Street
[819](#)

CEB 2-17-2021 - Returning for status report

CEB 11-18-2020 - Returning in 90 days for status report

CEB 3-18-2020 - Returning for monthly status report

CEB 2-19-2020 - Returning for monthly status report

CEB 1-15-2020 - Returning for monthly status report

CEB 11-20-2019 - Found Guilty - Mesh to be palced on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance. Project needs to be completed

by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates to be provided to the Board by property owner.

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

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

Owner - Muster Investment LLC

Code Enforcement Officer's Delgado/Schwartz

Attachments: [PHOTOS 11-17-20](#)
[EDEN Actions 11-17-20](#)
[PHOTOS 11-5-20](#)
[EDEN -Actions](#)
[PHOTOS 2-18-20](#)
[1615 FERDINAND 2-18-2020 \(1\)](#)
[1615 FERDINAND 2-18-2020 \(2\)](#)
[1615 FERDINAND 2-18-2020 \(3\)](#)
[1615 FERDINAND 2-18-2020 \(4\)](#)
[1615 FERDINAND 2-18-2020 \(5\)](#)
[1615 FERDINAND 2-18-2020 \(6\)](#)
[1615 FERDINAND 2-18-2020 \(7\)](#)
[EDEN PRINOUT 2-18-20](#)
[REVISION 2-18-20](#)
[PHOTOS 1-14-20](#)
[PHOTO 1-14-20](#)
[VIOLATION PHOTOS](#)
[PERMIT PRINT OUT 1-14-20](#)
[REVISION PERMIT 1-14-20](#)
[PHOTOS OF PROPERTY \(1\)](#)
[PHOTOS OF PROPERTY \(2\)](#)
[PHOTOS OF PROPERTY \(3\)](#)
[TEMP. FENCE COMPLIANCE PHOTOS](#)
[PERMIT PRINT OUT 11-19-19](#)
[NOV picture](#)
[Email complaint](#)
[Permits](#)
[Ownership](#)
[Sunbiz](#)
[UNB CODE](#)
[NOV](#)
[NOV posting](#)
[NOV Registered Agent](#)
[NOV -USPS & AFFIDAVIT -](#)
[SUMMONS POSTING \(1\)](#)
[SUMMONS POSTING \(2\)](#)
[SUMMONS TO APPEAR](#)
[SUMMONS AFFIDAVIT](#)
[USPS - SUMMONS](#)
[SUMMONS POSTING - 1-15-20 \(2\)](#)
[SUMMONS POSTING - 1-15-20 \(3\)](#)

[USPS SUMMONS 1-15-19](#)
[SUMMONS AFFIDAVIT 1-15-20](#)
[SUMMONS TO APPEAR FOR 2-19-20 \(1\)](#)
[SUMMONS TO APPEAR FOR 2-19-20 \(2\)](#)
[USPS- SUMMONS 2-19-20](#)
[AFFIDAVIT-SUMMONS 2-19-20](#)
[SUMMONS FOR 3-18-20 hrg](#)
[SUMMONS POSTING 3-4-20](#)
[SUMMONS AFFIDAVIT -3-18-20](#)
[SUMMONS POSTING](#)
[SUMMONS -11-18-20](#)
[SUMMONS - USPS](#)
[SUMMONS - 11-18-20 AFFIDAVIT](#)

[CE284702-030](#) 4916 Washington Drive
[519](#)

CEB 2-17-2021 - Returning for monthly status report

CEB 1-20-2021 - To return for monthly Status Report as per the Board's request.

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor's Terri Sheppard/A. Garcia

Attachments: [Full page photo](#)
[Pictures taken 1 19 21](#)
[Permits as of 1 19 21](#)
[Permits as of 1 19 21](#)
[Ownership](#)
[SunBiz](#)
[Permits](#)
[4916 Washington Dr- Code Enforcement Violation Warning- CE284702](#)
[4916 Washington Dr- Google Street View from 2014](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(1\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(2\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(3\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(4\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(5\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(6\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(7\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(8\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(9\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(10\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(11\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Warning Posting \(1\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Warning Posting \(2\)](#)
[NOV posting 2](#)
[NOV Posting](#)
[Notice of Violation SIGNED FOR TERRI SHEPPARD](#)
[Notice of Violation](#)
[Summons 1 20 21](#)
[Summons affidavit 1 20 21](#)
[Summons affidavit 1 20 21](#)
[Summons posting 1 20 21](#)
[Summons 020521 CM70183090000182994847 \(1\)](#)
[Summons 020521 CM70183090000182994847 \(2\)](#)
[Summons with Legal Notice 020521](#)

CE293285-043 675 Solano Prado
020

CEB 1/20/2021 - 48 hours to inspect for safety - to return to CEB Hearing on - 2/17/2021

Violation Description - Installation of 2 boatlifts without approval and permit.

Remedy - Must obtain approval and permit.

Owner - Mauricio Gugelmin & W Stella Gugelmin

Code Enforcement Officer Quintana

Attachments:

[violation pictures](#)

[Email to Mr. Larson regarding new summons posted 11 5 2020](#)

[675 solano prado ownership](#)

[email to gc and owner of property](#)

[permit history](#)

[warning signed](#)

[warning postings](#)

[warning affidavit](#)

[nov signed](#)

[nov postings](#)

[nov affidavit](#)

[summons signed](#)

[summons postings](#)

[summons affidavit](#)

[usps for summons](#)

[Drop off letter for plans from city on 10 14 2020](#)

[email from GC shwoing plans were submitted dropped off to the City on 10 14 2](#)

[summons posting 11 5 2020](#)

[affidavit of posting summons 11 5 2020](#)

[summons usps 11 4 2020](#)

[675 solano prado summons 1 6 2021](#)

[summons affi 675](#)

[675 solano prado usps summons](#)

[675 solano prado email frm eric tejera](#)

CE285183-032 6913 Talavera Street

119

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. 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

Attachments: [pictures day before hearing 11 17 2020](#)
[permit search 11 17 2020](#)
[Email from Mr. Arthur on 10 22 2020](#)
[Timeline provided by zoning](#)
[Violation pictures](#)
[Shed Complied Picture](#)
[Trellis Complied Picture](#)
[Ownership](#)
[CE violation warning](#)
[CE warning notice posting pictures](#)
[CE warning notice affid](#)
[Notice of Violation](#)
[Notice of violation posting pictures](#)
[NOV Affidavit](#)
[SUMMONS](#)
[SUM Posting 2.7 \(1\)](#)
[SUM Posting 2.7 \(2\)](#)
[SUM Posting 2.7 \(3\)](#)
[SUM Posting 2.7 \(4\)](#)
[SUM Posting 2.7 \(5\)](#)
[SUMMONS Affidavit](#)
[USPS NOV](#)
[USPS Summons](#)
[City Code \(WWP\) Ch105.1 Work Without a Permit](#)
[CE SUMMONS 3.3.2020 POSTED \(1\)](#)
[CE SUMMONS 3.3.2020 POSTED \(2\)](#)
[CE SUMMONS 3.3.2020 POSTED \(3\)](#)
[CE SUMMONS 3.3.2020 POSTED \(4\)](#)
[SUMMONS Affidavit 3.18.2020](#)
[USPS SUMMONS 3.18.2020](#)
[Owner produced packet to board](#)
[Permit BL20026606 FENCE](#)
[Summons CE285183 6913 talavera 9 11 2020](#)
[Summons posting 9 11 2020](#)
[Summons posting 9 11 2020 second](#)
[AFFIDAVIT OF POSTING SUMMONS](#)
[USPS TRACKING SUMMONS](#)
[6913 Talavera email from Detective](#)
[summons postings pictures october](#)
[6913 Talavera pictures day before hearing \(1\)](#)
[6913 Talavera pictures day before hearing \(2\)](#)

[6913 Talavera pictures day before hearing \(3\)](#)
[AMENDED SUMMONS TO APPEAR 10_14_2020 CE285183 6913 TALAVERA/](#)
[INQUIRY EMAIL 10.15.2020 Wm. H. Arthur IV AIA, NCARB, Principal](#)
[PERMIT FOLLOW UP 10-14-2020 ACTIONS](#)
[EMAIL FROM HOMEOWNER 10-20-2020](#)
[EMAIL MIRIAM RAMOS 10.20.2020 GRANTED POSTPONED CEB 10.21.2020](#)
[summons posting 11 5 2020](#)
[affidavit of posting summons 11 5 2020](#)
[usps summons 11 4 2020](#)
[summons posting](#)
[usps summons](#)
[6913 talavera usps summons](#)
[PRELIMINARY SUBMITTED 1.15.2021 PROCESS 1-22-2021 AB21016147 CC](#)

DISCUSSION ITEM

Approval of the Code Enforcement Board Calendar 2021

ADJOURNMENT