

City of Coral Gables

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



Meeting Minutes

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

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

ROLL CALL

Present: 6 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

APPROVAL OF THE MINUTES

Code Enforcement Meeting Minutes of January 20, 2021

PUBLIC HEARING

NEW CASES

11005 Tanya Street

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

Found guilty, comply within 30 days of hearing to submit for permit. Comply within 90 days of hearing to close-out permit. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

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

5009 Granada Boulevard

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

Found guilty, comply within 60 days of hearing by obtaining all finals and closing permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of 108.75 assessed by the Board.

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

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

537 San Esteban Avenue

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 Bermudez

This Code Enforcement Board Violation was Continued prior to hearing

4810 Alhambra Circle

CEB - 2-17-2021 - Continued to hearing scheduled on 3-17-2021

Violation Description - Pool deck removed.

Remedy - Need to obtain approval and a permit.

Owner - 4810 Alhambra LLC

Code Enforcement Field Supervisor Sheppard

Continued by the Board to hearing scheduled on Wednesday, March 17, 2021.

A motion was made by Board Member Murai, Jr, seconded by Board Member Flanagan, that this matter be Continued. The motion passed by the following vote.

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

1130 Alfonso Avenue

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

Found guilty, comply within 7 days of hearing to re-activate permit(s) and 90 days of hearing by closing out permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of 108.75 waived by the Board

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

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

NEW HISTORIC CASE(S)

1253 Obispo Avenue

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

This Code Enforcement Board Violation was Complied prior to hearing

CONTINUED CASES FROM PRIOR HEARING(S)

357 Almeria Avenue - Unit 1506

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

Found guilty, comply within 30 days of hearing by applying for permit(s) and 6 months of hearing by closing out permit(s). \$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 - Board Member Murai Jr,Board Member Zoller,Board Member Flanagan,Board Member Kakouris,Board Member Borbolla and Board Member Guarch Jr.

528 Giralda Avenue

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

Found guilty, comply within 30 days of Hearing by securing pool and 90 days of Hearing to repair or replace roof. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

STATUS REPORT CASES

1615 Ferdinand Street

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 by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates tobe 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

Status report provided to the Board by property owner. Significant progress has been made on the property.
At the request of the Board to return for additional status to Hearing scheduled on April 21, 2021.

4916 Washington Drive

CEB 3-17-2021 - Returning for monthly status report

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

CEB 1-20-2021 - Found guilty, Comply within 48 hours of hearing by disconnecting as and call in for inspection. Comply within 30 days of Board's hearing by applying for permit. Comply within 90 days of Board's hearing to close out permit. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. To return for monthly Status Report's 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

At the request of the Board, to return for monthly status report to Hearing scheduled on March 17, 2021.

675 Solano Prado

CEB 2/17/2021 - Deferred to 3/17/2021

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

Case was removed at the Hearing.

6913 Talavera Street

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

At the request of the Board, to return for monthly status report to Hearing scheduled on March 17, 2021.

DISCUSSION ITEM

Approval of the Code Enforcement Board Calendar 2021

The Board members unanimously approved the remaining dates of the hearing for the year.

ADJOURNMENT

Meeting was adjourned by Vice Chairperson, George Kakouris.