

City of Coral Gables

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



Agenda - Final

Wednesday, March 13, 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

APPROVAL OF THE MINUTES

There are no minutes to approve this month

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*

ELECTIONS FOR BOARD

-Chair

-Vice Chair

NEW CASES**NOVI-23-10-3** 1341 Obispo Avenue
493

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Minimum housing, including but not limited to exterior walls in disrepair, exterior walls missing paint, and front walkway in disrepair.

Remedy - Must correct items listed in Code Enforcement Comments. Must obtain all necessary permits and inspections.

Owner - Crisanto Campos & Maimonides Campos

Code Enforcement Officer Selva

Attachments: [Proof of Ownership](#)
[Violation Pictures](#)
[Original NOV Letter](#)
[NOV Posting](#)
[NOV USPS](#)
[Summons 1341 Obispo Avenue](#)
[Summons Posting](#)
[Summons USPS](#)

NOVI-24-01-4 2501 Galiano Street
599

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. - Parking signs installed on property without a permit.

Remedy - Comply with section - 105-26, apply for and obtain after-the-fact

permit for installed parking signs or remove signs (to include folio #03-4117-005-1010).

Owner - 2093 US Highway 92 LLC

Code Enforcement Officer Vazquez

Attachments: [Violation photo](#)
[Violation photo -2](#)
[Violation photo -3](#)
[2501 Galiano St - NOVI-24-01-4599 pdf.](#)
[Affidavit Of Posting-2501 Galiano St-NOVI-24-01-4599-USPS tracking-9489-00!](#)
[NOV posting](#)
[NOV posting -2](#)
[Summons 2501 Galiano](#)
[Summons posting](#)
[Ownership](#)
[Ownership \(2\)](#)
[2501 Galiano St - email interaction](#)
[Signs - Email 1-17-24](#)

NOVI-23-09-3 6410 Cellini Street
152

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 approval or permit. Installed pavers walkways on property.

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

Owner - ERIKA LUFT

Code Enforcement Officer Schwartz

Attachments: [CURRENT VIOLATION PHOTO 3](#)
[CURRENT VIOLATION PHOTO 2](#)
[CURRENT VIOLATION PHOTO 1](#)
[VIOLATION PHOTO 5](#)
[VIOLATION PHOTO 4](#)
[VIOLATION PHOTO 3](#)
[VIOLATION PHOTO 2](#)
[VIOLATION PHOTO 1](#)
[NOV POSTED PHOTO](#)
[NOV TO POST](#)
[USPS INFO NOV](#)
[OWNERSHIP](#)
[PHOTO OF SUMMONS POSTING](#)
[SUMMONS POSTING PHOTO](#)
[SUMMONS TO APPEAR W USPS](#)
[USPS INFO SUMMONS](#)
[Summons 6410 Cellini Street](#)

NOVI-23-07-2 6913 Talavera Street
577

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 BL21047844 (4.25.23) : Interior / Exterior : *RESIDENTIAL*AFTER THE FACT* LEGALIZATION OF CARPORT ENCLOSURE,REMOVAL OF EXTERIOR DOORS,WINDOWS AND CMU KNEE WALL W/ LEGALIZATION OF EXTERIOR DOORS FOR PREVIOUS GARAGE OPENING (2065 SQ FT)\$12,000

-Please contact permit counter : Jorge Pino 305-460-5272
jpino@coralgables.com

MUST RENEW PERMIT AND FINALIZED ALL INSPECTIONS.

Remedy - -Re-Apply for all necessary permits and obtain final inspections.

Expired permit BL21047844 (4.25.23) : Interior / Exterior :

*RESIDENTIAL***AFTER THE FACT*** LEGALIZATION OF CARPORT ENCLOSURE,REMOVAL OF EXTERIOR DOORS,WINDOWS AND CMU KNEE WALL W/ LEGALIZATION OF EXTERIOR DOORS FOR PREVIOUS GARAGE OPENING (2065 SQ FT

Owner - Barbara Garcia

Code Enforcement Officer Schwartz

Attachments: [HISTORY OF PROCESSING OF PERMIT](#)

[LIEN ALL PAGES](#)

[LIEN ON PROPERTY](#)

[LIEN W USPS](#)

[NOV TO POST](#)

[NOV W USPS](#)

[PERMIT EXPIRED 4-5-2023](#)

[PERMIT INSPECTIONS](#)

[POSTED PHOTO OF NOV](#)

[SUMMONS AND LIEN POSTING FOR PREVIOUS HEARING](#)

[SUMMONS POSTING PHOTO 2](#)

[SUMMONS POSTING PHOTO](#)

[SUMMONS TO APPEAR PREVIOUSLY](#)

[SUMMONS TO APPEAR W USPS FOR MAR 2024](#)

[USPS FOR NOV](#)

[USPS FOR SUMM TO APPEAR](#)

[WARNING LETTER](#)

[WARNING POSTING PHOTO](#)

[WARNING TO POST](#)

[Summons 6913 Talavera 3 13 24](#)

NOVI-23-08-2 4031 Alhambra Circle
861

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 railing on second floor and new gate without a permit.

Remedy - Comply with Section 14-202.8. Must obtain a after-the-fact permit for railing and gate.

Owner - ESLIA K MCKELVEY

Code Enforcement Officer Vilato

Attachments: [violation photo 080323](#)
[violation photo 090523](#)
[violation photo 122223](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[Summons 4031 Alhambra Circle](#)
[summons to appear 011723 posting](#)
[summons to appear posting affidavit](#)
[Summons to appear USPS delivery confirmation](#)
[owner of record](#)
[Summons 4031 Alhambra Circle 3 13 24](#)
[summons to appear 031324 posting](#)
[summons to appear 031324 USPS delivery info](#)
[continuance letter for CEB 011724 posting](#)

NOVI-23-10-3 800 Paradiso Avenue
512

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally.

(c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Cut a Live Oak tree and a Gumbo Limbo tree on city right of way without a permit. Improper tree pruning. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for tree cutting. Must submit a Arborist report, written by a Florida state, certified arborist to Coral Gables Greenspace division as to the viability of the tree, and any corrective measures needed. Contact Greenspace for additional requirements. 305-460-5000.

Owner - LIONEL A BERLANGA

Code Enforcement Officer Vilato

Attachments: [violation photo](#)
[vviolation photo 030124](#)
[before photo](#)
[CG - Notice of Violation \(TEST\) \(10-09-2023\)](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[summons to appear 031324 posting](#)
[Summons 800 Paradiso Avenue](#)
[summons to appear USPS delivery info](#)
[owner of record 800 Paradiso](#)

NOVI-23-10-3 1039 Mariposa Avenue
630

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Cut two city trees (Black Olive) on right of way without a permit. using climbing spikes to gain access to limbs. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for city tree trimming. Must submit a Arborist report from a ISA Florida certified arborist as to the viability of the two trees must contact Coral Gables Greenspace at 305-460-5000 for any additional requirements.

Owner - GIACOMO PO

Code Enforcement Officer Vilato

Attachments: [violation photos](#)
[violation photos 030124](#)
[before photo 2](#)
[before photo](#)
[CG - Notice of Violation \(10-25-2023\)](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[Summons 1039 Mariposa Avenue](#)
[summons to appear 031324 posting](#)
[summons to appear USPS delivery confirmation](#)
[owner of record 1039 Mariposa](#)

NOVI-23-11-3 1531 Saragossa Avenue
965

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Cut/trimmed three Black Olive trees on city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for cutting trees. Must obtain and submit a ISA Arborist report as to the viability of trees after cutting and any prescription needed. Must contact Coral Gables Greenspace management for additional requirements at 305-460-5000.

Owner - JOHN R FORBES

Code Enforcement Officer Vilato

Attachments: [violation photos](#)
[before photo](#)
[CG - Notice of Violation \(11-30-2023\) \(1\)](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[Summons 1531 Saragossa Avenue](#)
[summons to appear 031324 posting](#)
[Summons to appear USPS delivery confirmation](#)
[owner of record 1531 Saragossa](#)

[NOVI-23-10-3](#) 4850 University Drive
[502](#)

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally.

(c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Landscapers cutting two city trees on right of way without a permit. One black olive and one live oak.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for the cutting of the two trees. Must submit a Arborist report by a Florida licensed arborist as to the viability of the two trees after pruning.

Owner - MISTHISHASTRA OF CORAL GABLES LLC

Code Enforcement Officer Vilato

Attachments: [violation photo](#)
[violation photos 030124](#)
[NOV pdf](#)
[NOV posting](#)
[NOV USPS Delivery confirmation](#)
[Summons 4850 University Drive](#)
[summons to appear 031324 posting](#)
[summons to appear 031324 USPS tracking info](#)
[owner of record 4850 University](#)
[sunbiz owner](#)
[4850 University arborist report](#)

[NOVI-23-11-3](#) 1410 Cantoria Avenue
[727](#)

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: Interior demo without a permit.

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

Owner - Alexis Cogul Lleonart

Code Enforcement Officer Vilato

Attachments: [violation photos](#)
[CG - Notice of Violation \(10-24-2023\)](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[Summons 1410 Cantoria Avenue](#)
[summons to appear 031224 posting](#)
[Summons to appear USPS delivery confirmation](#)
[Owner of record 1515 Palancia](#)

NOVI-23-07-2 4900 Alhambra Circle
609

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Cutting three city black olives tree, on right of way without a permit.

Remedy - Must obtain a after-the-fact permit for cutting three city trees. Must submit a Arborist report as to the viability of the trees. Must contact Coral Gables Greenspace division for additional requirements. 305-460-5000.

Owner - HANSEL RODRIGUEZ

Code Enforcement Officer Vilato

Attachments: [violation photos](#)
[violation photos 030124](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[Summons 4900 Alhambra Circle](#)
[summons to appear 031324 posting](#)
[Summons to appear USPS delivery confirmation](#)
[owner of record 4900 Alhambra](#)
[4900 Alhambra arborist report](#)

NOVI-23-08-3 412 Cadagua Avenue
138

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: Interior demo without a permit.
Enclosed garage without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits to return converted garage into garage with functioning garage door.

Owner - RODRIGO RUIZ CARDONA ARLETTE GUADALUPE GARCIA RAMOS or
R/A: RODRIGO RUIZ CARDONA ARLETTE GUADALUPE GARCIA RAMOS

Code Enforcement Officer Vilato

Attachments: [violation photos 042723](#)
[violation photo 030124](#)
[Summons 412 Cadagua Avenue 3 13 24](#)
[Summons to appear 031324 posting](#)
[Summons to appear 031324 USPS delivery info](#)
[Summons to appear 031324 USPS delivery info](#)
[Summons 412 Cadagua Avenue 3 13 24](#)
[owner of record 412 Cadagua](#)

NOVI-23-10-3 1515 Palancia Avenue
610

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: AC ductwork/repair without a permit.

Remedy - Must obtain a after the fact permit.

Owner - RAMON J DIAZ &W MARTHA POZO

Code Enforcement Officer Vilato

Attachments: [violation photos](#)
[CG - Notice of Violation \(10-24-2023\)](#)
[NOV posting](#)
[NOV USPS delivery confirmation](#)
[Summons 1515 Palancia Avenue](#)
[summons to appear 031224 posting](#)
[Summons to appear USPS delivery confirmation](#)
[Owner of record 1515 Palancia](#)

NOVI-22-10-1 1805 Ponce de Leon Blvd. 515
410

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-20-07-6478 TYPE OF WORK: COMMERCIAL FLOORING (INTERIOR ONLY)
EXP: 02/08/2021

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/developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - LEONARDO J RAYON

Code Enforcement Officer Ramos

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[POSTED WARNING](#)
[POSTED VIOALTION](#)
[POSTED VIOALTION 2](#)
[AFFIDAVIT VIOLATION](#)
[USPS TRACKING VIOLATION](#)
[Summons 1805 Ponce de Leon Blvd](#)

[NOVI-23-07-2](#) 5009 Granada Blvd.
[625](#)

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-21-02-6793
1 STORY ADDITION

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/DevelopmentServices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - ENRIQUE JORDAN

Code Enforcement Officer Ramos

Attachments: [PROPERTY APPRAISER](#)
[POSTED WARNING](#)
[POSTED WARNING 2](#)
[WARNING AFFIDAVIT](#)
[POSTED VIOLATION](#)
[USPS TRACKING VIOLATION](#)
[VIOLATION AFFIDAVIT](#)
[Summons 5009 Granada Blvd](#)
[POSTED SUMMONS 2](#)
[POSTED SUMMONS](#)
[USPS TRACKING SUMMONS](#)

NOVI-23-07-2 1607 Ponce de Leon Blvd. 201
630

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-21-03-7847 INTERIOR ALTERATIONS

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/DevelopmentServices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - ONE BANANA NORTH AMERICA CORP

Code Enforcement Officer Ramos -

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[SUNBIZ](#)
[POSTED WARNING](#)
[POSTED WARNING 2](#)
[WARNING AFFIDAVIT](#)
[POSTED VIOLATION](#)
[USPS TRACKING VIOLATION](#)
[VIOLATION AFFIDAVIT](#)
[Summons 1607 Ponce de Leon Blvd. Unit 201](#)
[POSTED SUMMONS](#)
[USPS TRACKING SUMMONS](#)

[NOVI-22-10-1](#) 10100 Lakeside Drive
[399](#)

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-20-06-6990

TYPE OF WORK: NEW OPEN PAVILLION W/ NEW CONCRETE SLAB
EXP: 06/04/2022

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/Developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - RAFAEL ALFONZO HERNANDEZ

Code Enforcement Officer Ramos

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[PHOTOS](#)
[PHOTOS 2](#)
[POSTED WARNING](#)
[VIOLATION PDF](#)
[POSTED VIOLATION](#)
[POSTED VIOLATION 2](#)
[USPS TRACKING VIOLATION](#)
[Summons 10100 Lakeside Drive](#)
[POSTED SUMMONS](#)
[POSTED SUMMONS 2](#)
[USPS TRACKING SUMMONS](#)

[NOVI-22-09-1](#) 10 Aragon Avenue 606
[324](#)

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-20-05-6433

TYPE OF WORK: COMMERCIAL FLOORING (INTERIOR ONLY)

EXPIRED: 11/29/2020

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 - MONICA S HOUGH

Code Enforcement Officer Ramos

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[POSTED WARNING](#)
[POSTED VIOLATION](#)
[POSTED VIOLATION 2](#)
[VIOLATION AFFIDAVIT](#)
[USPS TRACKING VIOLATION](#)
[Summons 10 Aragon Avenue Unit 606](#)
[POSTED SUMMONS](#)
[POSTED SUMMONS 2](#)
[USPS TRACKING SUMMONS](#)

NOVI-22-05-0 730 Coral Way
395

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#(s): ME17101730
Description: AC CHANGE OUT

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 - jpino@coralgables.com / (305) 460-5272 or Development Services at building@coralgables.com / (305) 460-5245

Owner - R/A: Carlos Chialastri

Code Enforcement Officer Ramos

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[SUNBIZ](#)
[WARNING PDF](#)
[POSTED WARNING](#)
[POSTED WARNING 2](#)
[VIOLATION PDF](#)
[POSTED VIOLATION](#)
[POSTED VIOLATION 2](#)
[USPS TRACKING VIOLATION](#)
[VIOLATION AFFIDAVIT](#)
[Summons 730 Coral Way](#)
[POSTED SUMMONS](#)
[POSTED SUMMONS 2](#)
[USPS TRACKING SUMMONS](#)

[NOVI-22-05-0](#) 100 Edgewater Drive 142
[392](#)

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#(s): ME17101079

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 - jpino@coralgables.com / (305) 460-5272 / Antonio Silio Ombudsman for Residents and Small Business Owners asilio@coralgables.com or Development Services at building@coralgables.com / (305) 460-5245

Owner - FLORENTINA ROMERO

Code Enforcement Officer Ramos

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[WARNING PDF](#)
[POSTED WARNING](#)
[VIOALTION PDF](#)
[POSTED VIOLATION](#)
[VIOLATION AFFIDAVIT](#)
[USPS TRACKING VIOALTION](#)
[Summons 100 Edgewater Dr Unit 142](#)
[POSTED SUMMONS](#)
[POSTED SUMMONS 2](#)
[USPS TRACKING SUMMONS](#)

NOVI-22-03-0 521 San Juan Drive
165

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#(s): BL14124514; BL14092737

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 Sillio at 305-460-5206/ asilio@coralgables.com or Development Services at 305-460-5245/ developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ jpino@coralgables.com

Owner - Roger Medel Trs

Code Enforcement Officer Ramos

- Attachments:** [PROPERTY APPRAISER](#)
[PHOTOS](#)
[PHOTOS 2](#)
[WARNING PDF](#)
[POSTED WARNING](#)
[USPS TRACKING WARNING](#)
[VIOLATION PDF](#)
[VIOLATION PDF 2](#)
[POSTED VIOLATION](#)
[POSTED VIOLATION 2](#)
[USPS TRACKING VIOLATION](#)
[VIOLATION AFFIDAVIT](#)
[Summons 521 San Juan Dr](#)
[POSTED SUMMONS](#)
[POSTED SUMMONS 2](#)
[USPS TRACKING SUMMONS](#)

CONTINUED CASES

HISTORIC CASES

[NOVI-23-05-2](#) 6710 Le Jeune Rd.
[009](#)

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: Working without permits to include but not limited to exterior painting Walls and window frames. Stucco to exterior.

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

Owner - George T. Pallas

Code Enforcement Officer Casimir

Attachments: [VIOLATIONS](#)
[UPDATED VIOLATIONS](#)
[WARNING](#)
[WARNING POSTING](#)
[NOV](#)
[NOV AFFIDAVIT](#)
[NOV USPS](#)
[NOV POSTING](#)
[SUMMONS](#)
[Summons 6710 Le Jeune Rd.](#)
[SUMMONS AFFITDAVIT](#)
[SUMMONS USPS](#)
[SUMMONS POST](#)
[screenshot of prop appraiser](#)
[OWNERSHIP](#)

[NOVI-24-01-4](#) 638 Alhambra Circle
242

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Property in need of maintenance: roof, walls, front steps, garage door and driveway are dirty. Front wood door is rotting and cracks in areas of wall.

Remedy - Must clean and/or paint property. Must repair cracks in wall and repair front door. Obtain approval and permit if necessary.

Owner - BARBARA SAENZ

Code Enforcement Officer Young

Attachments: [VIOLATIONS 01-02-2024](#)
[Violation 011824 pdf \(1\)](#)
[Violation 011824 pdf \(2\)](#)
[Violation 020824 pdf \(2\)](#)
[Violation 020824 pdf \(3\)](#)
[Violation 020824 pdf \(4\)](#)
[Warning posting](#)
[CG - Notice of Violation \(02-08-2024\)](#)
[NOV Affidavit](#)
[NOV USPS](#)
[NOV posting](#)
[Summons 638 Alhambra Circle 4242](#)
[Summon To Appear USPS](#)
[Summons to Appear posting](#)
[Ownership](#)
[Code](#)
[cease and desist and demand letters - 638 Alhambra Cir \(1\)](#)
[cease and desist and demand letter posted](#)
[cease and desist and demand letter posting](#)
[cease and desist letter](#)
[ceases and desist letter \(2\)](#)
[demand letter](#)

NOVI-23-07-2 333 University Drive
626

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-21-01-7051 RE-ROOF

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/Developmentservices@coralgables.com or Jorge
Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - S R G CORP

Code Enforcement Officer Ramos

Attachments: [EDEN SCREEN](#)
[PROPERTY APPRAISER](#)
[SUNBIZ](#)
[POSTED WARNING](#)
[WARNING AFFIDAVIT](#)
[POSTED VIOLATION](#)
[VIOLATION AFFIDAVIT](#)
[USPS TRACKING VIOLATION](#)
[Summons 333 University Drive](#)
[POSTED SUMMONS](#)
[USPS TRACKING SUMMONS](#)

STATUS CASES

DISCUSSION ITEMS

ELECTIONS FOR BOARD

ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email:

relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

Next Hearing is on April 17, 2024