

City of Coral Gables

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



Agenda

Wednesday, June 20, 2018

8:30 AM

City Hall, Commission Chambers

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**

1. [18-7553](#) Code Enforcement Board Meeting of May 16, 2018.

CHANGES TO THE AGENDA**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

1. [CE272853](#) CE272853 - 1521 Zuleta Avenue

Violation Description: Roof, fascia and walls are dirty. Trash exists in front of garage.

Remedy: Need to clean roof, fascia and walls. Obtain necessary permit if painting is needed and/or required. Remove all trash from the property.

Owner: Jose A. Quintanilla

Code Enforcement Officer: Terri Sheppard

2. [CE273026](#) CE273026 - 510 Santander Avenue
- Violation Description: Mini-split AC(s) installed on premises without the required approvals and permit.
- Remedy: Must obtain required "after the fact" approvals and permit.
- Owner: Wynwood Gateway Building, LLC
- Code Enforcement Officer: Adolfo Garcia
3. [CE273790](#) CE273790 - 5300 Orduna Drive
- Violation Description: Roof has vegetation on it and is dirty. Gutters are in disrepair and dirty. Private property is missing grass as well as the City swale. Sidewalk and approaches are dirty and or discolored.
- Remedy: Vegetation on roof needs to be removed and roof needs to be cleaned. Gutters need to be repaired and cleaned. Private property needs to be sodded as well as the City swale. Sidewalk and approaches need to be cleaned.
- Owner: Laurette Southworth Trs
- Code Enforcement Officer: Amparo Quintana
4. [CE274161](#) CASE CONTINUED - CE274161 - 400 Garlenda Avenue
- Violation Description: Installing cement pavers around pool area and maintaining artificial grass in the backyard without permission or permits is prohibited.
- Remedy: Must obtain permits for the pavers and the artificial grass.
- Owner: Manuel A Duplat
- Code Enforcement Officer: Joseph Paz
5. [CE274994](#) CASE CONTINUED - CE274994 - 5301 Riviera Drive
- Violation Description: MIN Violation CC 105-5 (I.E. Roof, front fascia and drip rail on corner of property in disrepair.
- Remedy: Must repair roof, front fascia and drip rail on corner of property. Must obtain all necessary permits and inspections.
- Owner: Edward Fyfe & W Maria J
- Code Enforcement Officer: Joseph Paz

6. [CE276094](#) CE276094 - 1104 Malaga Avenue

Violation Description: Violations of Coral Gables City Code:

1. Sections 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code: To wit, the single-family home on the Property ("Structure") is in need of painting.
2. Section 255 of Chapter 105, Minimum Housing Code, of the City Code (new violation): To wit, the driveway is in disrepair.
3. Section 34-55 of the City Code (new violation): To wit, there is dead grass throughout the Property and a fallen tree in the back yard.
4. Section 34-104 of the City Code (new violation): To wit, there is abandoned white vehicle in back yard.

Remedy:

1. Apply for, obtain, and pass final inspection on color pallet approval to paint Structure.
2. Apply for, obtain, and pass final inspection on any necessary permits, to repair, replace, or remove the driveway.
3. Lay down sod or other approved ground covering to replace the dead grass and remove or right the fallen tree.
4. Remove, cover, or repair the abandoned white vehicle in the back yard.

Owner: Dennis Pozzessere & W Heather

Code Enforcement Officer: Martha Delgado

7. [CE276224](#) CE276224 - 8020 Los Pinos Blvd

Violation Description:

1. Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code: 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.
2. Section 105-30 of the City Code: Failure to comply with the construction staging ordinance and approved plans, by failing to maintain the construction fence covered with a visual/dust barrier.
3. Section 3-207(D) of the City Zoning Code. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.

Code Enforcement Officer Comments: UNB Violation ZN 3-207(D) (I.E. Initial permit was issued on 01/05/2016 (BL-15-08-5451)("Permit") and building has yet to have been fully completed in substantial compliance with plans and specifications upon which Permit was issued.), EXP Violation CC 105-26 (i.e. Permit expired on 4/30/2018)

Remedy: Apply to re-open and pass final inspection on Permit to complete the construction of the Structure. Repair or replace the visual/dust barrier on construction fence.

Register the Property and apply to re-open and pass final inspection on all required permits to complete the construction of the Structure and otherwise maintain the Property.

Owner: Perla Machaen & Robert F Thorne

Code Enforcement Officer: Joseph Paz

8. [CE276581](#) CE276581 - 9440 Old Cutler Lane

Violation Description: Expired permit(s) BL15010698, EL15011019, PL15010871 & PL16047301. No construction activity, full complement of workmen or inspections have been conducted at which time evidence that work is not proceeding and/or progressing at the jobsite.

Remedy: Must re-activate permit(s). Construction activity needs to re-commence and be in active progress with a full complement of workmen and equipment present at the site in order to complete all work necessary and call for required inspections.

Owner: Juwan A Howard Trs

Code Enforcement Officer: Adolfo Garcia

9. [CE276690](#) CE276690 - 10700 Snapper Creek Rd

Violation Description: Section 3-207 ZC - Building Permit Required. Replacing and/or installing a new wood fence without prior approvals and permit.

Remedy: Must obtain necessary "after the fact" approvals and permit or fence must be removed.

Owner: Julius F. Peppers

Code Enforcement Officer: Adolfo Garcia

OLD BUSINESS

DISCUSSION ITEMS

Next meeting date: Wednesday, July 18, 2018.

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.