

City of Coral Gables

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



Agenda - Final

Wednesday, March 15, 2023

8:30 AM

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

[23-5262](#) Code Enforcement Board Meeting of January 18, 2023.

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*

OLD BUSINESS

NEW CASES

[NOVI-22-11-1](#) 306 Fluvia Avenue
519

Violation Description -

1. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.
2. Sections 220, 228, 248, 250, 255, and 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain structures by allowing: the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors are dirty and discolored. There are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. The railings on the rear balcony and stairs are rusted and have peeling paint. The mailbox post has peeling paint. There is trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). There is stagnant water in the swimming pool.
3. Section 3-308(F) of the City Zoning Code, to wit: the gate to the northern side yard is open and is not locked or fastened.

Remedy -

1. Register the property as vacant on <https://prochamps.com> and apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval, or occupy the Property.
2. Apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval. Clean or paint the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors. Repair are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. Remove the rust and paint the railings on the rear balcony and stairs. Paint the mailbox post. Remove the trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). Drain, clean, and cover the swimming pool or fill the pool with clean water.
3. Install a gate that is of a spring lock type that will close and fasten automatically and install a safe lock that shall be locked when the swimming pool is not in use.

Owner - 306 Fluvia LLC

Code Enforcement Officer Schwartz

NOVI-22-10-1 34 Sunrise Avenue
441

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: Must obtain all necessary permit(s) for all worked already.

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

Owner - Jean Paul Sorondo

Code Enforcement Officer Roman

[NOVI-22-08-1](#) 20 N. Prospect Drive
280

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 PERFORMED ON PROPERTY WITHOUT APPROVAL OR PERMITS. (Windows, travertine driveway, removal of planter and decorative stones, added aluminum fence, air condition for garage, exterior lighting including electrical and mechanical, new gas tank, front porch -new tile, new railings, installation of elevated rear porch. -Cease and desist all unpermitted work. Must obtain all necessary permits.

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

Owner - Antony Lee Souders

Code Enforcement Officer Roman

NOVI-22-09-1 30 Leucadendra Avenue
342

2/15/23 Guilty/30 days to comply/\$200.00 a day fine/\$108.75 Administrative Fee

Violation Description - 1. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.

2. Sections 220, 228, 248, 250, 255, and 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain structures by allowing: the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors are dirty and discolored. There are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. The railings on the rear balcony and stairs are rusted and have peeling paint. The mailbox post has peeling paint. There is trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). There is stagnant water in the swimming pool.
3. Section 3-308(F) of the City Zoning Code, to wit: the gate to the northern side yard is open and is not locked or fastened.

Remedy -1. Register the property as vacant on <https://prochamps.com> and apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval, or occupy the Property.

2. Apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval. Clean or paint the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors. Repair are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. Remove the rust and paint the railings on the rear balcony and stairs. Paint the mailbox post. Remove the trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). Drain, clean, and cover the swimming pool or fill the pool with clean water.
3. Install a gate that is of a spring lock type that will close and fasten automatically and install a safe lock that shall be locked when the swimming pool is not in use.

Owner - Ming Tien

Code Enforcement Officer Roman

NOVI-22-04-0 1135 San Pedro Avenue
079

Maintenance Requirements Sec 34-203(b)

Work without a Permit - Sec. 34-203. - Maintenance requirements.

(b)The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.

(Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018)

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: Temporary chain link fence installed without approval and permits.

Remedy - Comply with City Code section 34-203 Section (b) Obtain approval and permits or must remove the fence. Cease and desist all unpermitted work. Must obtain all necessary permits..

Owner - Raul Pastran or
V & K Investments Inc.

Code Enforcement Officer Quintana

NOVI-22-04-0 1135 San Pedro Avenue
211

Violation Description - Work without a Permit

Exterior Alterations without 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)

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: Exterior work/ deck/front porch area being worked on without a permits. Exterior work/ deck/front porch area being worked on without a permits.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. Comply with Section 14-202.8 Must obtain approval and permits for all of the exterior work/ deck/front porch area that is being worked on.

Owner - Raul Pastran or
V & K Investments Inc.

Code Enforcement Officer Quintana

[NOVI-22-10-1](#) 353 Aragon Avenue
[489](#)

Violation Description - Condition of commercial property(a)(1) - Sec. 105-29. -
(a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.

Code Enforcement Officer Comments: Water penetration through the concrete slab onto the parking garage from the pool. Railings on 4th floor not secured.

Remedy - Building must be free of any chipping, pitting, cracking, discoloration, peeling or fading. Obtain approval and permits for all necessary repairs.

Owner - SCG Atlas Gables Grand Plaza LLC
C T CORPORATION SYSTEM

Code Enforcement Officer Quintana

[NOVI-22-06-0](#) 636 Navarre Avenue
[724](#)

Violation Description - Chapter 62, ARTICLE III. - Division 1, EXCAVATIONS
Code Enforcement Officer Comments: Gravel on the city swale without a permit.

Remedy - Must obtain an after the fact public works permit.

Owner - Jeremy S. Barnett

Code Enforcement Officer Garcia

NOVI-22-11-1 752 Majorca Avenue
504

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required.

(a) Violations of this section shall be punishable as provided in section 1-7.
(b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations. (Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel installation the right of way without a permit.

Remedy - Obtain all City permits. Please contact building@coralgables.com or 305-460-5245 for any additional questions.

Owner - Janet Schoenfeld

Code Enforcement Officer Garcia

NOVI-22-11-1 1307 El Rado Street
561

Violation Description - Excavations - Sec. 62-58. - Penalties. Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense.
(Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel install on city swale without a permit.

Remedy - Must obtain an after the fact permit.

Owner - Guillermo Pesant & w/Bibiana

Code Enforcement Officer Garcia

NOVI-22-06-0 10 Edgewater Drive
737

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-15-04-4361 (REPLACEMENT OF THE EXISTING PAVERS FOR THE FIRE LANE & SIDEWALK AT THE GABLES CLUB CONDOMINIUM).

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: Antonio Sillio at 305-460-5206/asillio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - BLAXBERG, GRAYSON, KUKOFF & FORTEZA, P.A.
or
REFERENCE ONLY

Code Enforcement Officer Selva

[NOVI-22-03-0](#) 1250 S. Dixie Hwy.
[096](#)

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): ME-15-02-0741 "EXACT CHANGE OUT OF A/C UNIT".

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: Antonio Sillio at 305-460-5206/asillio@coralgables.com OorJorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - UNIVERSITY SHOPPING CENTER LLP

Code Enforcement Officer Selva

[NOVI-22-03-0](#) 14621 Bonito Drive
[043](#)

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) BL08110313

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 at 305-460-5272/jpino@coralgables.com or Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - SOMALY BARQUET

Code Enforcement Officer Selva

[NOVI-22-02-0](#) 800 Ortega Avenue
[032](#)

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.

Expired permit BL-08-01-0997

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 - Ana Lourdes LAM

Code Enforcement Officer Selva

NOVI-22-08-1 51 Veraugua Avenue
194

2/15/23 Guilty/15 days to obtain demo permit and 30 days to demo/\$200.00 a day fine/\$108.75 Administrative Fee

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: Roof in disrepair, clear tarp placed on roof.

Remedy - Clear tarp must be removed / roof must be watertight - obtain permit if more than a square is required if tarp is to remain while in application process.

Owner - CARLOS R. FERNANDEZ BLANCO AND
OLGA PALMER
C/O FERNANDO S. ARAN, ESQ
ARAN CORREA & GUARCH, P.A.

Code Enforcement Officer Selva

[NOVI-22-05-0](#) 434 Loretto Avenue
[448](#)

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.

Installed white metal picket fence at rear of property without a permit. Installed artificial turf on west side of driveway without a permit.

Remedy - Must obtain all approvals and permits for work completed.

Owner - Patrick Duquenne

Code Enforcement Officer Vilato

[NOVI-22-07-0](#) 600 Jeronimo Drive
[939](#)

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: Driveway is in disrepair, has missing asphalt and cracks throughout.

Remedy - Must repair and or replace damaged driveway and approach Must obtain all permits and approvals to complete work.

Owner - Levi Meyer

Code Enforcement Officer Vilato

[NOVI-22-12-1](#) 690 Bird Rd.
[591](#)

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 two city black olive trees on the right of way without a permit. Improper tree pruning. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain after the fact permit for tree pruning. Must contact Public Works Greenspace department for further requirements.

Owner - Juan Gaitan

Code Enforcement Officer Vilato

CONTINUED CASES

HISTORIC CASES

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.