

City of Coral Gables

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



Meeting Minutes

Wednesday, June 15, 2022

8:30 AM

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

CALL TO ORDER

ROLL CALL

- Present:** 5 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Zoller
- Excused:** 2 - Chairperson Murai Jr and Board Member Guarch

APPROVAL OF THE MINUTES

[22-3921](#) Code Enforcement Board Meeting of March 16, 2022.

[22-4170](#) Code Enforcement Board Meeting of April 20, 2022.

PUBLIC HEARING

NEW CASES

[CE294801-06](#) 2800-2810 Le Jeune Road
[2720](#)

Violation Description - WWP- Installation commenced of new driveway in rear and installation of artificial turf without required permit.

Remedy - Stop Work - Must obtain all "after the fact" permits for driveway and installation of artificial turf.

Owner - SEAN MCGROVER BARBARA MAXWELL

Code Enforcement Officer Schwartz

Guilty/60 days approval and permit/\$150.00/\$108.75 Admin. Fee

[CE308431-03](#) [NOVI-22-05-0473](#)
[0722NOVI-22-](#)
[05-0473](#)

NOVI-22-05-0473 2505 De Soto Blvd.

Violation Description - Transferred to Energov NOVI-22-05-0473
Dirty perimeter walls, dirty keystone, unkept or dead landscaping,
inoperable fountain,missing landscaping ground cover. Paint on metal bars
is missing. dirty sidewalk.

Remedy - Must clean walls, clean keystone, replace and maintain all dead
landscaping, replace missing ground cover. repair fountain. paint and or
repair metal bars, clean sidewalk. must obtain all necessary permits and
inspections.

Owner - Yasser and Rainia Bataineh

Code Enforcement Officer Garcia

Guilty/30 days to comply/\$150.00 a day/\$108.75 Admin. Fee

[CE308462-03](#) [NOVI-22-05-0471](#)
[1022NOVI-22-](#)
[05-0471](#)

NOVI-22-05-0471 2524 Le Jeune Rd.

Violation Description - Transferred to Energov NOVI-22-05-0471
Dirty decorative keystone trim throughout property. landscaping in swale
area in need of maintenance.

Remedy - Must clean keystone, replace dead landscaping.must trim back
trees away from building and street.. Must obtain all necessary permits and
inspections.

Owner - CORAL GABLES MIRACLE MILE HTL LLC

Code Enforcement Officer Garcia

Guilty/60 days to comply/\$250 a day/\$108.75 Admin. Fee

[CE306143-11](#) NOV-22-05-0331 126 Mendoza Avenue Unit 4
[1821NOVI-22-05-0331](#)

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION. SEE ENERGOV CASE NOV1-22-05-0331
Replacement of windows without approval and permit.

Remedy - Must obtain approval and permit.

Owner - Inter Business Facilitators LLC

Code Enforcement Officer Delgado

Continued prior to the hearing

[CE305241-08](#) NOVI-22-05-0361 1414 Galiano Street
[3021NOVI22-05-0361](#)

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION. SEE ENERGOV CASE NOV1-22-05-0361

Exterior of property requires maintenance: Roof, some areas of wall, walkways, garage doors and awnings are dirty. Soffit in disrepair and paint peeling. Area around window on south corner is in disrepair (has come off, loose and cracks in area).
Lattice installed on 2nd floor.

Remedy - Must clean and/or paint property. Repair area around window. Obtain necessary approval and permit.

Owner - NICOLAS F TRUJILLO &W BRENDA

Code Enforcement Officer Delgado

Guilty/30 days to comply/\$250 a day/\$108.75 Admin. Fee

[CE302389-05](#) NOVI-22-05-0367 2020 Ponce de Leon Blvd.
[1121NOVI-22-05-0367](#)

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION. SEE ENERGOV CASE NOV1-22-05-0367

Illuminated tenant sign at Suite 102A "Synovus" (BL19-04-4861) and Synovus ATM wall unit replacement (BL-04-4300) without permits.

Remedy - Must obtain permits.

Owner - 2020 PONCE DE LEON LLC

Code Enforcement Officer Delgado

Guilty/45 days to comply/\$250.00 a day/\$108.75 Admin. Fee

[CE305709-10](#)
[1421](#)
[NOVI-22-06-066](#)

101 Miracle Mile

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION. SEE ENERGOV CASE NOV1-22-06-0665.

Exterior of property needs maintenance: Exterior walls are dirty and discolored, sidewalk is dirty, side door is discolored, front entrance is dirty and items stored in front entrance.

Remedy - Must clean and/or paint. Remove items from front entrance. Obtain approval and permit.

Owner - MIRACLE MILE LLC

Code Enforcement Officer Delgado

Continued prior to hearing

[CE304381-07](#) NOVI-22-04-0165 1224 Almeria Avenue
[1621NOVI-22-04-0165](#)

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-04-0165
Removing and replacing exterior AC unit without permit.

Remedy - Must obtain after the fact permit for AC installation. Must speak with CG mechanical inspectors Manny Ribero or JP Pacheco

Owner - PABLO JOSE VALDES TRS PABLO JOSE VALDES REV TR
LUCILLA SUERO TRS NIURKA FONTE ESQUIVEL TRS

Code Enforcement Officer Vilato

Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE305845-10](#) NOVI-22-05-0431 902 Roderigo Avenue
[2521NOVI-22-050431](#)

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0431
Maintaining hedge over (30) inches in height within the triangle of visibility, which prohibited.

Remedy - Must maintain walls, shrubs, and hedges at or below (30) inches, within the triangle of visibility.

Owner - MARK WALLACE &W GRACE PERDOMO

Code Enforcement Officer Vilato

Guilty/7 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE297042-10](#)
[0120NOVI22-](#)
[04-0133](#)

NOVI-22-04-0133 3609 Alhambra CT.

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-04-0133 Building permit BL-14-10-2655 (RESIDENTIAL ADDITION COVERED ENTRY, GAZEBO, ONE WINDOW, CBS WALL W/ GATE, WALKWAY, LANDSCAPE, DEMO \$122,600) is expired and has been uncompleted for more than a year.

Remedy - Must re-activate permit and pass all inspections necessary to close the permit.

Owner - CLAUDINE C WHEELER

Code Enforcement Officer Vilato

Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE296523-09](#)
[0820NOVI-22-](#)
[04-0132](#)

NOVI-22-04-0132 1536 Alcala Avenue

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-04-0132 Installation of new windows without a permit.

Remedy - Must obtain "after the fact" permit for all work performed.

Owner - ROBERTO WEILL JR & W MIREN

Code Enforcement Officer Vilato

Guilty/6 months to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE305706-10](#) NOVI-22-04-0213 253 Miracle Mile
[1421NOVI-22-04-0213](#)

Violation Description - "This case has been migrated to Energov for completion. See Energov Case #NOVI-22-04-0213
Exterior of property needs maintenance: Areas of wall are dirty/discolored, wood around window is in disrepair and awning frame does not have covering.

Remedy - Must clean and/or paint. Place cover on awning or remove awning frame and repair wood. Obtain approval and permit.

Owner - 253 CORAL GABLES MM LLC

Code Enforcement Officer Quintana

Continued prior to hearing

[CE301304-03](#) NOVI-22-05-0509 585 Arvida Pkwy.
[2921NOVI-22-05-0509](#)

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0509

Expired permits 06010376 for BALCONY (533 SF), SUN DECK (615 SF), INT. TILE, RAILINGS and for METAL FENCE W/ GATES, GENERAL REPAIRS and work has not been finalized in over a year after commencement

Remedy - Must reactivate permits, call in for inspections and final perms out.

Owner - JOSE ALBERTO ESPINOSA

Code Enforcement Officer Quintana

Continued prior to hearing

[CE308216-02](#) NOVI-22-05-0406 233 Madeira Avenue
[1522NOVI-22-05-0406](#)

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0406
Roof, exterior perimeter wall/walkway/sidewalk and parking lot are all dirty and/or discolored.

Remedy - Roof, exterior perimeter wall/walkway/sidewalk and parking lot all need to be cleaned/painted and/or repaired. Might require approval and permits.

Owner - CSB GABLES LLC C/O CHRISTIAN S BRUNO JORGE C BRUNO TRS JC BRUNO MD PA DEFIN

Code Enforcement Officer Quintana

Continued prior to hearing

[CE300248-02](#) NOVI-22-05-0396 8150 Old Cutler Rd.
[1821NOVI-22-05-0396](#)

Violation Description - "This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0396

Property painted without color pallet approval.

Remedy - Must obtain a color pallet approval. Hedge installed on the City right of way needs approval and permits or to be removed.

Owner - ANANTA ASSOCIATES INC

Code Enforcement Officer Quintana

Complied prior to hearing

[CE308409-03](#) NOVI-22-05-0369 122 Menores Avenue
[0422NOVI-22-](#)
[05-0369](#)

Violation Description - This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0369

Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property.

Remedy - Register the Property as vacant at <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.

Owner - TWJ 1505 LLC

Code Enforcement Officer Quintana

Continued prior to hearing

[CE294225-06](#) NOVI-22-04-0297 350 S. Dixie Hwy.
[0420](#)

This case has been migrated to Energov for completion. See Energov case #NOVI-22-04-0297

Violation Description -Commercial Property in need of maintenance, displayed windows are cracked.

Windows of vacated building have not been properly made opaque. Maintaining signs (KMP) advertising a business that has vacated the premises.

Commercial property lot is overgrown and in need of maintenance (Grass, weeds, wild growth).

Remedy - Cracked displayed windows must be replaced.

Must opaque windows of vacated commercial building.

Remove all signs advertising a business from premises.

Cut & trimmed all wild overgrowth weeds, grass from commercial property lot.

OBTAIN ALL REQUIRED PERMITS FOR WORK BEING DONE.

Owner - 350 US1 LLC

Code Enforcement Officer Roman

Complied prior to hearing

[CE300239-02](#) NOVI-22-04-0295 6855 East Edgewater Drive
[1721](#)

This case has been migrated to Energov for completion. See Energov case #NOVI--22-04-0295

Violation Description -EXPIRED PERMIT BL20066473- TOTAL BUILDING RENOVATIONS: WINDOWS/ DOORS/ BALCONIES/ WALKWAYS/ PARKING LOT/ LANDSCAPING/ NEW BIKE RACK/ FENCE & GATE

Remedy -MUST REACTIVATE PERMIT(S) AND PASS ALL INSPECTIONS TO CLOSE PERMIT(S).

Owner - EDGEWATER EAST CONDO APTS II

Code Enforcement Officer Roman

Dismissed prior to hearing

[CE305714-10](#) NOVI-22-04-0269 6914 Mindello Street
[1421](#)

This case has been migrated to Energov for completion. See Energov case #NOVI-22-04-0269

Violation Description - Installation of gravel approach without approval or permit.

Remedy -Must obtain approval for work done from Public Works and/or replace back to asphalt (will need permit).

Owner - CARLOS SILVA
MARIA CECILIA ARIZA PABON

Code Enforcement Officer Roman

Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

CONTINUED CASES

HISTORIC CASES

[CE303194-06](#)
[0821](#)

638 Alhambra Circle

6/15/22 Continued at Board

Violation Description - MIN- Property is in need of maintenance. Walls, roof and front steps are in need of cleaning. Front door and garage door are both in disrepair.

WWP- Window on 2nd floor East side has been changed without permit.

Remedy - Clean roof, walls and steps. repair and/or replace front door and garage door with permit.

Obtain "after the fact" permit for replaced window.

Owner - Barbara Saenz

Code Enforcement Officer Schwartz

Continued at Board

[CE308261-02](#)
[1722NOVI-22-](#)
[05-0468](#)

910 Capri Street

Violation Description - Transferred to Energov NOVI-22-05-0468
Chain link fence installed without a permit.

Remedy - Must obtain permit or remove fence.

Owner - Reinaldo Julio Borges Jr. Alice Dahbura Borges

Code Enforcement Officer Garcia

Continued prior to hearing

[CE303952-06](#) NOVI-22-05-0365 131 Zamora Avenue
[2821NOVI-22-](#)
[05-0365](#)

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION. SEE ENERGOV CASE NOV 1-22-05-0365

Permit #93010292 Interior alterations is expired.

Remedy - Need to re-activate the permit, call for open inspections and close the permit. You may contact Jorge Pino/Mobil Permitting at (305) 460-5272 jpino@coralgables.com for assistance.

Owner - 3 MARTINEZ PARTNERS LLC

Code Enforcement Officer Delgado

Dismissed at Board

[CE302953-06](#) NOVI-22-05-0366 2516 Alhambra Circle
[0121NOVI22-](#)
[05-0366](#)

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION - SEE ENERGOV CASE NOV1-22-05-0366

Expired permit BL-16-09-5763 (*Historic* replacement of windows (26) & doors (3) - bronze frame/low E glass) and work has not been finalized in over one year.

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

Owner - CARMEN ARCE & SALVADOR ARCE

Code Enforcement Officer Delgado

Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE293454-050620](#) CE293454-050620 4108 Palmarito Street

Violation Description - Installation of windows and doors without a permit.
Removal of driveway pavers without a permit. Storing construction material in front of the property.
Installation of pavers in the rear of the property. Repairs to the trellis. Front entry alteration without a permit.

Remedy - Must obtain "After the fact" permit for the installation of windows and doors. Must obtain "After the fact" permit for the removal of old driveway and installation of new pavers.
Construction material must be stored in an enclosure with at least four 6' high concrete walls.

Owner - ALEVE CORP

Code Enforcement Officer Vilato

Guilty/6 months/\$150.00 a day fine/\$108.75 Admin. Fee

REQUEST TO BE HEARD ON EXTENSION OF TIME

[CE289688-112519](#) CE289688-112519 422 Catalonia Avenue

Violation Description - Roof is in disrepair and has large tarp with sandbags.

Remedy - Must obtain re roof, or repair permit.

Owner - Gonzalo Goicochea

Code Enforcement Officer Juan Garcia

Did not show no action taken

[CE276973-04](#) 1250 S Dixie Highway
[1018](#)

Violation Description - Illuminated Wall Sign placed without permit being approved/issued. (I:E BANFIELD PET HOSPITAL)

Remedy - Obtain necessary approval, permits and all required inspections from the building department.

Owner University Shopping Center LLP

Code Enforcement Officer Roman

No action taken

STATUS

ADJOURNMENT