

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Agenda - Final**

**Wednesday, October 15, 2025**

**8:30 AM**

**City Hall, Commission Chambers**

### **Code Enforcement Board**

*Chairperson Andres Murai, Jr  
Vice Chairperson J.M. Guarch, Jr.  
Board Member Armando Bucelo  
Board Member Andres Correa  
Board Member Maria Cruz  
Board Member Jeffrey Flanagan  
Board Member George Kakouris*

<https://us06web.zoom.us/j/82004327867>

## **CALL TO ORDER**

## **ROLL CALL**

## **APPROVAL OF MINUTES**

## **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*

**NEW CASES****NOVI-25-04-9 2011 COUNTRY CLUB PRADO  
806**

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, including but not limited to, rear patio and side walls are dirty/discolored, and window(s) in disrepair.

Remedy - Must clean and maintain property. Must obtain color palette approval IF painting walls is required.

Owner - MICHAEL GREENHAUS

Code Enforcement Officer Selva

NOVI-25-02-8 **910 LISBON ST**  
863

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, including but not limited to, walkway, driveway, and screened porch door in disrepair, and roof dirty/discolored.

Remedy - Must clean and maintain property. Must apply, obtain, and final any permit(s) necessary.

Owner - Tamara D. Mckeown

Code Enforcement Officer Selva

NOVI-25-02-8 **910 LISBON ST**  
865

Violation Description - Maintenance Requirements Sec 34-203(c-e) - Sec. 34-203. - Maintenance requirements. (c)Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes.(d)Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or similar material.(e)Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings and dead vegetation. (Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018).

Code Enforcement Officer Comments - Missing ground cover throughout private property and city right of way.

Remedy - Comply with City Code section 34-203 Section (c-e) - Must install appropriate ground cover on private property and city right of way.

Owner - Tamara D. Mckeown

Code Enforcement Officer Selva

NOVI-25-05-1 **4800 LE JEUNE RD**  
0415

Violation Description - Nuisances - Registration of Abandoned Property - Sec. 34-202. - Registration of abandoned real property. (a)Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall, within ten days of the inspection, register the property with the division of code enforcement, or its designee, on forms provided by the city, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.(b)If the property is occupied but remains in default, it shall be inspected by the mortgagee or his or her designee monthly until:(1)The mortgagor or other party remedies the default. If it is found to be vacant or shows evidence of vacancy, the mortgagee shall, within ten days of that inspection, update the property registration to a vacancy status on forms provided by the city.(c)The registration pursuant to this section shall contain the name, direct mailing address, a direct contact name and telephone number, facsimile numbers and e-mail addresses for the mortgagee, the servicer, and the property management company, as well as the folio or tax identification number for the abandoned real property. The contact phone number of the property management company responsible for the security and maintenance of the property shall be a 24-hour contact number. If the mortgagee has a general counsel's office or legal department, the direct contact name, telephone number, facsimile number, mailing address and email address of a representative from the general counsel's office or legal department shall be provided as well. The city may provide service of code enforcement notices to the mailing addresses provided in the registration. (d)A nonrefundable annual registration fee in the amount established in section 1-8, shall accompany the registration form. In the event the abandoned real property is vacant, and in addition to the annual fee, an additional nonrefundable annual fee in the amount established in section 1-8 shall be paid to account for the city's additional costs in monitoring the property under this article.(e)This article shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.(f)Properties subject to this article shall remain under the annual registration requirement, and the inspection, security and maintenance requirements of this article, as long as they remain vacant or in default.(g)Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten days of the

change.(h)Failure of the mortgagee or owner to properly register or to modify the registration from time to time to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement.(i)Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the city may take the necessary action to ensure compliance and place a special assessment lien on the property for the cost of the work performed to benefit the property and bring it into compliance.(j)In registering an abandoned real property as vacant, the form will indicate that submission grants the city police department the authority to issue trespass warnings to individuals who cannot demonstrate written authorization to be on the property. The mortgagee or owner can opt out of or revoke the police department's authority to issue a trespass warning by notifying the police department on the registration form or in writing, directed to the chief of police.(k)In addition to the mortgagee, the owner also has a duty to ensure compliance with the provisions of this article.(l)The owner of abandoned real property that is not in default of a mortgage and that is required to register because the property is blighted property or the city has cited the property for a violation of the applicable codes shall register the property within ten days of the property becoming abandoned real property or blighted property as defined by this article. The owner shall register the property as provided in this section, except that the owner need only provide the contact information for the owner and any property management company. The abandoned real property described in this subsection shall remain under the annual registration, inspection, security and maintenance requirements of this article during the registration period. The owner shall renew the registration and the property shall remain subject to the requirements of this article for each additional year in which the property constitutes blighted property or if the city cites the property for a violation of the applicable codes at any time during the annual registration period. (Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments - The registration form the owner submitted on 4-10-25 is incomplete and lacks the information for the owner and property manager. Please submit a registration form that provides all of the required information.

Remedy - Register Abandoned property with the City.

Owner - PROPERTIES 4 US INC c/o Richard J. Diaz, P.A.

Code Enforcement Officer Marrero

[NOVI-25-07-1](#) **5307 ORDUNA DR**  
[1211](#)

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 - Rocks installed on City Right of Way Swale without a permit.

Remedy -

Comply with Section 14-202.8. Must either obtain after the fact permit for rocks on city right of way swale or remove rocks completely and replace with Sod.

Owner - CORAL GABLES TRUST CO TRS THOMPSON FAMILY TRUST

Code Enforcement Officer Marrero

[NOVI-25-06-1](#) **7120 MIRA FLORES AVE**  
[1037](#)

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 - Landscaper cut four Black olive trees on city right of way improperly and without a permit.

Remedy - Comply with Section 82-29 Must obtain a after-the-fact permit for cutting four black olives on city right of way. Must submit a certified arborist report stating the viability of the trees and any prescription necessary.

Owner - 7120 MIRA FLORES LLC

Code Enforcement Officer Vilato

NOVI-24-04-7 **1549 SUNSET DR**  
179

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 WORK WITHOUT A PERMIT, DRYWALL, FLOORING, ELECTRICAL, INSTALLATION OF RECESSED LIGHT FIXTURES, ILLUMINATED WALL SIGN ON SOUTH FACING EXTERIOR OF MAIN BUILDING, "OD VISION UNLIMITED".

Remedy - Cease and desist all un permitted work. Must obtain all necessary permits. call for inspections and close permit.

Owner - BEVERLY HILLS CAFE VIII INC

Code Enforcement Officer Vilato

[NOVI-24-02-5](#) **913 WALLACE STREET**  
[347](#)

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 premise

(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 IN DISREPAIR

Remedy - PLEASE COMPLY BY OBTAINING PERMIT TO REPAIR OR REPLACE DRIVEWAY IF NECESSARY.

Owner - CHRISTOPHER FERNANDEZ

Code Enforcement Officer Vilato

NOVI-23-04-1 **701 BELLA VISTA AVENUE**  
953

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 a permit, must apply, obtain, and close the permit. (ie. Wooden dock and pillars).

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. Must apply, obtain, and close the permit.

Owner - Zeriosha Zapata & Beatrice Zapata

Code Enforcement Officer Vilato

NOVI-24-12-8 **431 ARAGON AVE**  
580

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 - Dirty walkway, driveway, and exterior walls. Roof is in disrepair.

Remedy - Must clean and maintain property at all times. Must apply and obtain all necessary permits for repairs.

Owner - WHITE LILYS PPE LLC

Code Enforcement Officer Young

NOVI-25-03-9 4700 SW 8TH ST  
500

Violation Description - Condition of commercial property(a) - Sec. 105-29.  
Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Code Enforcement Officer Comments - CPM including dirty roof, dirty exterior walls, dirty perimeter walls dirty sidewalks, dirty propane tanks, sign is in disrepair, overgrown lot/ trash and debris on private property.

Remedy - Must clean and maintain exterior of property. Must apply and obtain permits and approval for necessary repairs: i.e. sign and paint.

Owner - CUERNOS MANAGEMENT LLC

Code Enforcement Officer Young

NOVI-25-05-1 **1545 CANTORIA AVE**  
0367

Violation Description - Nuisances - Registration of Abandoned Property - Sec. 34-202. - Registration of abandoned real property. (a)Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall, within ten days of the inspection, register the property with the division of code enforcement, or its designee, on forms provided by the city, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.(b)If the property is occupied but remains in default, it shall be inspected by the mortgagee or his or her designee monthly until:(1)The mortgagor or other party remedies the default. If it is found to be vacant or shows evidence of vacancy, the mortgagee shall, within ten days of that inspection, update the property registration to a vacancy status on forms provided by the city.(c)The registration pursuant to this section shall contain the name, direct mailing address, a direct contact name and telephone number, facsimile numbers and e-mail addresses for the mortgagee, the servicer, and the property management company, as well as the folio or tax identification number for the abandoned real property. The contact phone number of the property management company responsible for the security and maintenance of the property shall be a 24-hour contact number. If the mortgagee has a general counsel's office or legal department, the direct contact name, telephone number, facsimile number, mailing address and email address of a representative from the general counsel's office or legal department shall be provided as well. The city may provide service of code enforcement notices to the mailing addresses provided in the registration. (d)A nonrefundable annual registration fee in the amount established in section 1-8, shall accompany the registration form. In the event the abandoned real property is vacant, and in addition to the annual fee, an additional nonrefundable annual fee in the amount established in section 1-8 shall be paid to account for the city's additional costs in monitoring the property under this article.(e)This article shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.(f)Properties subject to this article shall remain under the annual registration requirement, and the inspection, security and maintenance requirements of this article, as long as they remain vacant or in default.(g)Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten days of the

change.(h)Failure of the mortgagee or owner to properly register or to modify the registration from time to time to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement.(i)Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the city may take the necessary action to ensure compliance and place a special assessment lien on the property for the cost of the work performed to benefit the property and bring it into compliance.(j)In registering an abandoned real property as vacant, the form will indicate that submission grants the city police department the authority to issue trespass warnings to individuals who cannot demonstrate written authorization to be on the property. The mortgagee or owner can opt out of or revoke the police department's authority to issue a trespass warning by notifying the police department on the registration form or in writing, directed to the chief of police.(k)In addition to the mortgagee, the owner also has a duty to ensure compliance with the provisions of this article.(l)The owner of abandoned real property that is not in default of a mortgage and that is required to register because the property is blighted property or the city has cited the property for a violation of the applicable codes shall register the property within ten days of the property becoming abandoned real property or blighted property as defined by this article. The owner shall register the property as provided in this section, except that the owner need only provide the contact information for the owner and any property management company. The abandoned real property described in this subsection shall remain under the annual registration, inspection, security and maintenance requirements of this article during the registration period. The owner shall renew the registration and the property shall remain subject to the requirements of this article for each additional year in which the property constitutes blighted property or if the city cites the property for a violation of the applicable codes at any time during the annual registration period. (Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018).

Code Enforcement Officer Comments - Property is not registered.

Remedy - Need to Register Abandoned property with the City.

Owner - JVC HOLDINGS INC C/O BORIS ROSEN CPA

Code Enforcement Officer Martinez

NOVI-25-05-1 **1540 TREVINO AVE**  
0088

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 - Exterior work without an approved permit(s).

Remedy - Comply with Section 14-202.8 - Obtain an after-the fact approved and finalized permit for including but not limited to: 1/ Statues on cement columns at the entrance and any/all statues on the property; 2/ Curtains installed in carport overhang; 3/ Fountain(s) on property; 4/ Cement facade decor installed on columns, main home and on the rear facade of garage ; 5/ Metal gazebo installed in the front of property. If a permit cannot be obtained, MUST remove all un-approved alterations.

Owner - Rafael Llaneza

Code Enforcement Officer Martinez

NOVI-25-05-1   **1540 TREVINO AVE**  
0089

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 an approved and finalized permit(s).

Remedy - Must obtain all necessary approved and finalized permit(s) for including but not limited to: 1/ Lights installed on columns (electrical work); 2/ Addition to Garage in rear (closet); 3/ Mini-split added to garage (electrical work). \*\*Please visit or call\*\* for assistance - Development Services, 427 BILTMORE WAY, Coral Gables, FL - 305-460-5245\*\*.

Owner - Rafael Llana

Code Enforcement Officer Martinez

[NOVI-25-07-1](#) **2525 INDIAN MOUND TRL**  
[1224](#)

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 - Exterior work without an approved permit.

Remedy - Comply with Section 14-202.8 - Must obtain and a permit for work conducted. Pavers removed / Artificial turf installed on driveway and approach.

Owner - LAVENDER DIAMOND GROUP CORP R/A Silvio Galvez Sr.

Code Enforcement Officer Martinez

**HISTORIC CASES****NOVI-25-07-1 1028 VALENCIA AVE  
1195**

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 - Installed pavers on driveway approach without an approved permit.

Remedy - Comply with Section 14-202.8 - Must obtain all necessary permit(s) and approval for conducted work.

Owner - HUGH JAMES SAENZ SR

Code Enforcement Officer Martinez

[NOVI-25-02-9](#) **2039 ALHAMBRA CIR**  
[374](#)

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 permit(s), including but not limited to, rear addition/remodel.

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

Owner - Cesar A. Baron

Code Enforcement Officer Selva

[NOVI-25-03-9](#) **419 ALHAMBRA CIR**  
[543](#)

Violation Description - Duty of abutting property owners to repair (a) - Sec. 58-48. - Duty of abutting property owners to repair (a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition. (Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979).

Code Enforcement Officer Comments - Sidewalk and driveway in disrepair.

Remedy - Must repair sidewalk and driveway. Apply for all necessary permits. Obtain approval and finalize. Comply with Sec. 58-48. (a).

Owner - Leticia I. Carmona & Luis M. Carmona

Code Enforcement Officer Young

[NOVI-25-08-1](#) **638 ALHAMBRA CIR**  
[1352](#)

Violation Description - Registration of abandoned real property - Sec. 34-202. - Registration of abandoned real property. (a)Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall register the property and indicate whether the property is vacant or occupied. For additional information please refer to Chapter 34, Article VII, Sec. 34-202.

[https://library.municode.com/fl/coral\\_gables/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH34NU\\_ARTVIIABREPR\\_S34-202REABREPR](https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTIICOOR_CH34NU_ARTVIIABREPR_S34-202REABREPR) .  
(Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018).

Code Enforcement Officer Comments - The property is vacant and has a code violation (See NOVI-25-05-10304) and must be registered as abandoned property.

Remedy - Register property on City's Abandoned Property registry on City approved form, attached. An electronic version of the form is available upon request.

Owner - BARBARA JEAN SAENZ LE, M BARBARA SAENZ TRS, REM THE BARBARA SAENZ LIVING TR.

Code Enforcement Officer Young

[NOVI-25-03-9](#) **1202 ASTURIA AVE**  
[424](#)

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 - New masonry fence -  
BLDR23084158

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Roberto Lopez

Code Enforcement Officer Ramos

**EXPIRED PERMIT CASES**

**NOVI-25-07-1 407 ALHAMBRA CIR (Historic Property)**  
**1110**

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 BLDR-21-09-0116. AFTER THE FACT PERMIT FOR WINDOW REPLACEMENT. 2ND FLOOR CASEMENT, BRONZE/CLEAR .

Remedy - Apply for necessary permit renewal and obtain final inspections.

Owner - FRANCISCO J RODRIGUEZ

Code Enforcement Officer Ramos

NOVI-22-08-1  
180

**407 ALHAMBRA CIR****(Historic Property)**

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: BL19045724  
TYPE OF WORK: FENCE/GATE/WALL, EXPIRED: 04/30/2022.

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: Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com or please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com .

Owner - Francisco J. Rodriguez

Code Enforcement Officer Ramos

[NOVI-24-12-8](#) **108 OAK AVE**  
[616](#)

**(Historic Property)**

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:  
EDEN-22-11-0025 Description: BL-19-11-4088 RESIDENTIAL  
\*HISTORIC\* ALUMINUM WINDOWS(12)- WHITE FRAME/ CLEAR  
GLASS/ FRONT & REAR WOODEN DOORS(2).

Remedy - Apply for necessary permit renewal and obtain final inspections.

Owner - Jun Liang

Code Enforcement Officer Ramos

NOVI-24-06-8 **29 SANTANDER AVE**  
081

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-21-01-6140 \*RESIDENTIAL\*INTERIOR AND EXTERIOR  
RENOVATIONS WINDOWS ,DOORS ,NEW OPENINGS, NEW KITCHEN  
AND BATHROOM

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 - STEPHEN JAYNE

Code Enforcement Officer Ramos

NOVI-24-09-8 **5661 MARIUS ST**  
307

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  
BLDR-21-09-0240. Window and Door Replacement, 3 Doors, 1 Window.

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: Development Services at 305-460-5245/  
developmentservices@coralgables.com .

Owner - Alex Jesus Manzano

Code Enforcement Officer Ramos

NOVI-24-12-8 **250 CATALONIA AVE**  
613

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-21-11-6297 TILING OF BATHROOMS & JANITOR SINK AREAS  
FLOORS 3 -8 \$6800.

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 .

Owner - CATALONIA OFFICES 2018 LLC

Code Enforcement Officer Ramos

NOVI-25-02-8 **431 SAN SERVANDO AVE**  
901

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 BLDR-21-09-0141. New windows and doors.

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Jose L. Benitez &W Alicia

Code Enforcement Officer Ramos

**NOVI-25-02-9 5656 GRANADA BLVD**  
**166**

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 - BLDR-23-02-2982 (6' TALL ALUMINUM FENCE).

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Somay Farias

Code Enforcement Officer Ramos

[NOVI-25-02-9](#) **1205 MARIPOSA AVE #302**  
[364](#)

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  
MECR-23-11-0860 A/C Changeout.

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Gerald Engel Le

Code Enforcement Officer Ramos

[NOVI-25-03-9](#) **915 MILAN AVE**  
[426](#)

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 - BLDR23063816 - Windows & Doors.

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Mary Zins

Code Enforcement Officer Ramos

[NOVI-25-03-9](#) **525 ALTARA AVE**  
[474](#)

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 - BLDR22102439 - REPLACE & NEW 48" HIGH ALUMINUM FENCE AND GATES.

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Kristian Kraszewski

Code Enforcement Officer Ramos

[NOVI-25-03-9](#) **609 MAJORCA AVE**  
[481](#)

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 BLDR23094339 - Windows & Doors.

Remedy - Apply for permit renewal and obtain final inspections.

Owner - Rebeca Restoy

Code Enforcement Officer Ramos

[NOVI-24-02-5](#) **1002 SW 37TH AVE**  
[293](#)

Violation Description - Condition of commercial property(a) - Sec. 105-29.  
Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Code Enforcement Officer Comments - Dirty roof, fascia board and front steps. Stucco band is chipped. Drive way is dirty and needs touch up sealant.

Remedy - Please clean Dirty roof, fascia board, front steps and driveway. Repair chipped Stucco band.

Owner - SAN FRANCISCO EAST HOLDINGS CORP

Code Enforcement Officer Ramos

[NOVI-24-02-5](#) **1100 SALZEDO ST**  
[377](#)

Violation Description - Condition of commercial property(a) - Sec. 105-29.  
Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Code Enforcement Officer Comments - FRONT AWNINGS AND BUILDING WALLS ARE DIRTY.

Remedy - Please clean dirty awnings and provide maintenance to exterior walls of property.

Owner - SALZEDO PLAZA, A CONDOMINIUM ASSOCIATION, INC.

Code Enforcement Officer Ramos

**DISCUSSION ITEMS**

**ADJOURNMENT**