

City of Coral Gables



Agenda - Final

Wednesday, July 15, 2026

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Code Enforcement Board

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

CALL TO ORDER

ROLL CALL

APPROVAL OF THE 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-26-04-1 215 GRANT DRIVE
2851**

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 - Brown metal fencing, installed around property without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain and close necessary after the fact permits.

Owner - GROUP DELGADO LLC or R/A VICTOR E. DELGADO

Code Enforcement Officer Kostic

[NOVI-26-03-1](#) **414 BARBAROSSA AVENUE**
[2801](#)

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 - Work Without Permit (WWP) - Exterior alterations w/o permit, front door, removal of brick facade, removal of decorative window elements, front door lights, landing, and paint.

Remedy - Must obtain and close all after the fact permits necessary to remedy violation.

Owner - BLAIRE MOLINA LE

Code Enforcement Officer Martinez-Mejia

[NOVI-26-06-1](#) **707 ANASTASIA AVENUE**
[3065](#)

Violation Description - Insect and rodent harborage - Sec. 105-224. - Insect and rodent harborage and exterior property areas shall be kept free from sources of insect, vermin, and rodent breeding, harborage, and infestation. Where insect, rodent, or vermin breeding areas, harborage or infestation exist, such areas, harborage, or infestation shall be eliminated. (Code 1958, § 16A-20; Code 1991, § 12-132; Code 2006, § 105-229; Ord. No. 1142, § 2.6, 7-14-1959).

Code Enforcement Officer Comments - Insect (mosquito) and rodent (rat) infestation and maintaining sources of insect, vermin, and rodent breeding, harborage, and infestation.

Remedy - Property must be kept free from sources of insect, vermin, and rodent breeding, harborage, and infestation, which constitute a serious threat to the public health, safety, and welfare. Immediate corrective measures must be taken to remove insect, rodent, or vermin breeding areas and the infestations, to wit: (1) the rat infestation and the trash and debris that harbors them and (2) the mosquito infestation and the stagnant water on the swimming pool cover and the stagnant water in the swimming pool and any trash and debris that may collect rainwater.

Owner - MAC T AND DANIELLE STEELE

Code Enforcement Officer Martinez

NOVI-26-04-1 **3247 RIVIERA DRIVE**
2939

Violation Description - Permits generally 82-29(a) - Tree Permit

Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Improper cuts to one (1) tree located on neighbors (adjacent) property, without an approved permit.

Remedy - Obtain Arborist report and after the fact permit. Must contact Public Works Greenspace at 305460-5000 / 5191.
srocha@greenspace.com .

Owner - Jason Hertzberg

Code Enforcement Officer Martinez

NOVI-25-05-1 **374 CORAL WAY #376**
0102

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, COMERCIAL INTERIOIR BUILD OUT, ELECTRICAL, MECHANICAL, PLUMBING - UNIT 376.

Remedy - Must obtain all necessary permits, call for final pending inspection(s). Inspections must be approved, in order for the permit and violation to close. if you require further assistance, please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com .

Owner - URBANO UNO LLC OR R/A: Law Center of the Americas, LLC

Code Enforcement Officer Martinez

[NOVI-26-04-1](#) **4800 LE JEUNE ROAD**
[2881](#)

Violation Description - Landscaping - Plant Materials - Ground cover - Section 6-103. Landscape general requirements v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide onehundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

Code Enforcement Officer Comments - Rocks installed on commercial property swale without a permit.

Remedy - Comply with Section 6-103, Section 6. Plant materials, Sub-section V Must obtain an after the fact permit for the White and Gray Stone Gravel you installed on your commercial Property Swale. As the city usually requires a combination of vegetative ground cover, to go along with the gravel on Private or commercial property swales.

Owner - PROPERTIES 4 US INC or R/A: DIAZ, RICHARD JP.A.

Code Enforcement Officer Marrero

NOVI-25-06-1 **6345 RIVIERA DRIVE**
1015

Violation Description - Landscaping - Plant Materials - Ground cover - Section 6-103. Landscape general requirements v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

Code Enforcement Officer Comments - Lack of Ground Cover on City Right of Way Swale.

Remedy - Comply with Section 6-103, Section 6. Plant materials, Sub-section V Must install ground cover on city right of way swale. Must obtain all necessary permits for ground cover IF it's anything other than grass.

Owner - 6345 RIVIERA DRIVE LLC OR R/A: REGISTERED AGENTS OF FLORIDA, LLC

Code Enforcement Officer Marrero

[NOVI-24-09-8](#) **5530 LE JEUNE ROAD**
[350](#)

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - 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 - Blue tarp on roof; prohibited.

Remedy - Must remove blue tarp. If roof is damaged, must repair.

Owner - Sandra Francis & Georges Francis Jr.

Code Enforcement Officer Marrero

[NOVI-26-02-1](#) **6410 LEONARDO STREET**
[2531](#)

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, enclosure of garage.

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

Owner - LAWRENCE T. DEDDY

Code Enforcement Officer Selva

[NOVI-26-02-1](#) **1534 CANTORIA AVENUE**
[2530](#)

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, driveway repair.

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

Owner - OPHIMEN LLC OR R/A: DIAZ-PADRON, JUAN M

Code Enforcement Officer Selva

[NOVI-25-11-1](#) **1131 VENETIA AVENUE**
[1978](#)

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, interior remodel, electrical, and plumbing.

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

Owner - ANDREW GONZALEZ

Code Enforcement Officer Selva

[NOVI-26-02-1](#) **1312 EL RADO STREET**
[2605](#)

Violation Description - Removal of obstructions Section. A - Sec. 62-153. - Removal of obstructions(a). (a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7.(Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988) .

Code Enforcement Officer Comments - Gravel on city right of way without approval or permits.

Remedy - Obtain approval and permits from City/Public Works or must remove and replace with sod. Please contact building@coralgables.com or 305-460-5245 for any additional questions.

Owner - ANGELES BELLON

Code Enforcement Officer Selva

HISTORIC PROPERTIES**NOVI-25-11-1 2301 ALHAMBRA CIRCLE
2058**

Violation Description - Weather and watertightness - Sec. 105-250. - Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced. Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959).

Code Enforcement Officer Comments - Tarp on roof. Roof in disrepair.

Remedy - Tarp must be removed/roof must be water tight. Must obtain permit(s) if more than a square foot is to be repaired. Tarp is to remain while in application process.

Owner - RENE PRATS &W MARIELENA

Code Enforcement Officer Selva

STATUS CASES**NOVI-23-09-3 931 RODERIGO AVENUE
248**

(Requested second administrative hearing in response to Notice of Intent to Lien dated to May 14th, 2026).

(Previous Board Findings - Guilty / 120 days to obtain and close roof repair permit and remove tarp / \$150 daily running fine thereafter / \$108.75 Administrative Fee (7/16/2025)).

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 - Tarp remaining on roof, without roofing permit.

Remedy - Must obtain a roof permit to repair or re-roof. If permit is not approved *MUST* remove tarp. **Please contact ** - Development Service, Permit Division 427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245; developmentservices@coralgables.com. **Case is from 2023.**

Owner - Jacqueline S. Durand

Code Enforcement Officer Martinez

NOVI-25-10-1 4107 SANTA MARIA STREET (Historic Property)
1950

(Requested second administrative hearing in response to Notice of Intent to Lien dated to June 3rd, 2026).

(Previous Board Findings - Guilty / \$15,000 per tree effectively destroyed (\$45,000 total), \$1,500 for tree abuse of 4th tree. Immediate running fine of \$500 per day until After-The-Fact Permit obtained and closed / \$108.75 Administrative Fee (2/12/2026)).

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 - Southernmost 3 trees (effectively destroyed) on ROW. Tree #4 at north of the property also affected.

Remedy - Must cease and desist all kind of work and must obtain after the fact permit for tree removal from ROW.

Owner - Manuel A. Penalver & W Christina L.

Code Enforcement Officer Gonzalez

DISCUSSION ITEMS

ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission 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 with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez (Email: jrodriguez4@coralgables.com, Telephone: 305-722-8675, 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.