

City of Coral Gables

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



Agenda

Wednesday, July 17, 2019

8:30 AM

City Hall, Commission Chambers, 2nd Floor

Code Enforcement Board

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

CALL TO ORDER**ROLL CALL****APPROVAL OF THE MINUTES**

[19-8941](#) Code Enforcement Board Minutes of May 22, 2019

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*

[CE284470](#) 3411 Granada Boulevard

Violation Description - MIN CH105 - Article 5 (MIN) Minimum Housing.
CH 54-154 (EXP) Property has expired permits.
3-207 (UNB) Building not completed within more than (1) year.
34-211 Failure to register as a vacant property.

Remedy - MIN - Clean roof, paint walls and exterior fence, steps and driveway.
EXP - Reactivate all permits and pass any necessary inspection to close those permits.
UNB - Must finish work within a timely manner.
34-211 Must register as a vacant lot with the city.

Owner - 3411 Granada LLC

Code Enforcement Officer Bermudez

[CE282849](#) 3300 Segovia Street

Violation Description - House is in need of maintenance. Roof is dirty, fascia boards and soffits damaged and peeling, paint peeling from walls, & wood columns rotted. A/C

replaced without permit, and storing of items throughout the exterior of property.

Remedy - Clean roof, repair any damaged areas, paint entire home, and relocate stored items to inside the home or remove from property. Must obtain permit for A/C replacement and pass all necessary inspections.

Owner - Patrick Yon

Code Enforcement Officer Bermudez

CE286459

535 Caligula Avenue

Violation Description -

1. Sections 34-202 and 203 of the City Code; to wit: Failure to register the Property as being in default of the mortgage and failure to maintain the Property.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing
3. Section 3-108 of the City Zoning Code; to wit: Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Officer A. Garcia

HISTORIC PROPERTIES

CE277044

1311 Pizzaro Street

Violation Description - Roof, gutters, fascia boards, eaves, awnings, walls, walkway and entrance, driveway, sidewalk are all in need of cleaning, painting, and or repairs due to discoloration of paint or in disrepairs.

Remedy - Must clean and paint walls, walkways, & driveways as needed (Must obtain color palette approval from BOA). Must clean and/or replace awnings as needed with permit, and must replace missing roof tiles and clean roof.

Owner - Carlos Ortega & Maria Ortega

Code Enforcement Officer Bermudez

[CE273776](#)

108 Oak Avenue

Violation Description - Status Report - work without a permit violation city code 105-26 & florida building code 105.1 - Windows and doors installed without permits.

Remedy - Must obtain permit and approval or remove.

Owner - Jun Liang

Code Enforcement Officer A. Garcia

DISCUSSION ITEMS

August CEB Hearing

ADJOURNMENT