

# City of Coral Gables

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



## Meeting Minutes

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**

Meeting called to order by Chairperson, Andres Murai, Jr.

**ROLL CALL**

**Present:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Flanagan

**Excused:** 1 - Board Member Borbolla

**APPROVAL OF THE MINUTES**

Code Enforcement Board Minutes of May 22, 2019

**A motion was made by Board Member Flanagan, seconded by Board Member Guarch, Jr., that this matter be approved. The motion passed by the following vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Flanagan

**Excused:** 1 - Board Member Borbolla

**PUBLIC HEARING**

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

Order read into the record by Deputy City Attorney, Cristina Suarez.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Flanagan

**Excused:** 1 - Board Member Borbolla

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

The Board opposed abatement of the fines and denied an extension of time. Fine continues to accrue until compliance has been achieved.

**A motion was made by Board Member Zoller, seconded by Board Member Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Chairperson Murai Jr and Board Member Flanagan

**Excused:** 1 - Board Member Borbolla

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

Continued to the August 21, 2019 Board Hearing.

**This Code Enforcement Board Violation was Continued prior to hearing**

## **HISTORIC PROPERTIES**

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

Found guilty, comply within 30 days of the Board's Order. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Flanagan

**Excused:** 1 - Board Member Borbolla

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

Property is not in compliance. The \$150 daily fine has been accruing since May 16, 2019. The daily fine to continue until compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Guarch, Jr., seconded by Vice-Chairperson Kakouris, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Chairperson Murai Jr and Board Member Flanagan

**Excused:** 1 - Board Member Borbolla

## **DISCUSSION ITEMS**

### **August CEB Hearing**

The Members unanimously agreed to proceed with the Board Hearing scheduled for August 21, 2019.

## **ADJOURNMENT**

Meeting was adjourned by Chairperson, Andres Murai, Jr.