

# City of Coral Gables

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



## Meeting Minutes

Wednesday, February 19, 2020

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

**ROLL CALL**

**Present:** 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**APPROVAL OF THE MINUTES**

**Attachments:** [January 15, 2020 CEB Minutes](#)

Code Enforcement Board Minutes of January 15, 2020.

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

**Yeas:** 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**PUBLIC HEARING**

**NEW CASES**

1006 Monterey Street

Violation Description - Replacement of front doors without a permit.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Abraham Reyes

Code Enforcement Officer Bermudez

**Attachments:** [WWP code](#)  
[Property owner](#)  
[1006 Monterey St - Google Maps2011](#)  
[Code Enforcement Violation Warning signed](#)  
[Permit search results 050219](#)  
[Notice of Violation signed](#)  
[Permit search results 012220](#)  
[Permit search results 082319](#)  
[Activated Permit 020720](#)  
[Violation Pic \(1\)](#)  
[Violation Pic \(2\)](#)  
[Posting Pics](#)  
[Summons to Appear](#)  
[Nov Affidavit of Posting](#)  
[Affidavit of Posting - Warning Notice](#)

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

917 Tangier Street

Violation Description - Expired permit: Door/Garage door/shutter/window - BL-19-04-4785

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

Owner - Juan C Diz

Code Enforcement Officer's Delgado/Schwartz

**Attachments:** [EDEN PRINT OUT - EXP](#)  
[NOV POSTING](#)  
[OWNERSHIP](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[CE VIOLATION WARNING POSTING \(1\)](#)  
[CE VIOLATION WARNING POSTING \(2\)](#)  
[CE VIOLATION WARNING SIGNED](#)  
[Notice of Violation SIGNED](#)  
[USPS FOR NOV](#)  
[EXP CODE](#)  
[USPS -SUMMONS](#)  
[AFFIDAVIT -CE WARNING](#)  
[AFFIDAVIT-NOV](#)  
[VIOLATION PHOTOS](#)  
[PERMIT EXPIRED 2-11-20](#)  
[AFFIDAVIT-SUMMONS 2-19-20](#)  
[PHOTOS 2-18-20](#)  
[PERMIT \(2\) 2-18-20](#)  
[PERMIT 2-18-20](#)  
[INSPECTION 2-18-20](#)

Found guilty, comply within 30 days of Board's hearing. \$150 daily fine to

commence if no compliance by closing out all finals. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 7 - Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

4800 Le Jeune Road

Violation Description - Permits BL-16-05-6522 Interior Renovations, BL-16-06-6488 Windows and Doors are expired and have been open more than one year.

Remedy - Need to reactivate permits, call for inspections and close out the permits. Need to close out all permits that have exited more than one year.

Owner - Properties 4 Us Inc

Code Enforcement Field Supervisor Sheppard

**Attachments:** [Code Enforcement Violation Warning Posting](#)  
[Code Enforcement Violation Warning](#)  
[Expired permit 2](#)  
[Expired permit](#)  
[NOV posting \(2\)](#)  
[NOV USPS](#)  
[Ownership](#)  
[Property pictures \(1\)](#)  
[Property pictures \(2\)](#)  
[Registered Agent](#)  
[Posting of Summons \(1\)](#)  
[Posting of Summons \(2\)](#)  
[Posting of Summons \(3\)](#)  
[Posting of Summons \(4\)](#)  
[Code Enforcement Violation Warning](#)  
[NOV UPS registered agent](#)  
[Summons affidavit](#)  
[Summons USPS](#)  
[Summons](#)

Found guilty, comply by re-activating permits within 7 days of Board's Hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 7 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

310 Alesio Avenue

Violation Description - Installation of wooden structure and trellis with wooden lattice in rear of property. Installation of wooden lattice serving as fencing between properties on side.

Property walls in rear are in need of cleaning and or painting.

Remedy - Must obtain after the fact permit for wooden structure with lattice in rear and fencing on side, or remove.

Paint and/or clean rear walls of property. Must obtain painting color approval from the Board of Architects

Owner- Ingrid Paz de La Torre

Code Enforcement Officer J. Garcia

**Attachments:** [Violation photos](#)  
[USPS Summons tracking](#)  
[Summons](#)  
[postings](#)  
[N.O.V](#)  
[Pre code board photos](#)

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

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

**Yeas:** 7 - Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

6805 Talavera Street

Violation Description - Interior work without permits. i:e plumbing, electrical and mechanical.

Remedy - Obtain approval and permits for the plumbing, electrical and mechanical work.

Owner - Susan C Rabin

Code Enforcement Officer's Quintana/Roman & Code Enforcement Field Supervisor Sheppard

**Attachments:** [ownership](#)  
[violation pictures](#)  
[CE VIO warning posting pictures \(2\)](#)  
[CE VIO warning posting pictures \(1\)](#)  
[CE VIO Warning](#)  
[CE VIO warning notice affid](#)  
[NOV Affidavit](#)  
[NOV Posting 12.23.2019 \(1\)](#)  
[NOV](#)  
[Summons Posting 2.7.2020 \(1\)](#)  
[Summons Posting 2.7.2020 \(2\)](#)  
[Summons](#)  
[USPS NOV](#)  
[USPS Summons](#)  
[permit search](#)  
[pictures of property day before hearing 2 18 2020](#)

Found guilty, comply by applying for permit within 14 days of Board's Hearing. Obtain permit 3 month's from Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 7 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr. and Board Member Bucelo

1107 Aduana Avenue

Violation Description - Installation of concrete slab and gas tank with out approval and permits.

Remedy - Must obtain necessary permits & approvals.

Owner - Orlando Herrero & W Carmen

Code Enforcement Officer Roman

**Attachments:** [NOV Affidavit](#)  
[Summons Affidavit](#)  
[CE VIO Affidavit](#)  
[Code Section \(WWP\)](#)  
[NOV Posting 12.19.2019 \(1\)](#)  
[NOV Posting 12.19.2019 \(2\)](#)  
[NOV 12.19.2019](#)  
[Summons Posting 2.7.2020 \(1\)](#)  
[Summons Posting 2.7.2020 \(2\)](#)  
[Summons Posting 2.7.2020 \(3\)](#)  
[USPS NOV](#)  
[USPS SUMMONS](#)  
[CE VIO Posting 11.13 \(1\)](#)  
[CE VIO Posting 11.13 \(2\)](#)  
[CE VIO](#)  
[OWNERSHIP](#)  
[Summons 2.6.2020](#)  
[Violation Photos](#)  
[Permit as of 1.22.2020](#)  
[Permits as of 12.19.2019](#)  
[FEB 18 2020 VIOLATION Picture](#)  
[AB20025313 on Feb 18 2020](#)

Found guilty. Comply within 7 days of Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 7 - Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Bucelo

812 Alfonso Avenue

Violation Description - Roof is dirty and or discolored.

Remedy - Roof needs to be cleaned and/or painted. Might require permits.

Owner - Manuel J Iraola Maria A Iraola

Code Enforcement Officer's Quintana/Roman

**Attachments:** [ownership](#)  
[CE VIO](#)  
[violation pictures](#)  
[CE VIO Posting 10.22.2019](#)  
[Code Section CITY CODE CH105\(MIN - roofs\)](#)  
[EMAIL Complaint](#)  
[NOV Affidavit](#)  
[NOV Posting 11.21.2019 \(2\)](#)  
[NOV Posting 11.21.2019 \(1\)](#)  
[NOV](#)  
[Summons Affidavit](#)  
[Summons Posting 2.7.2020 \(1\)](#)  
[Summons Posting 2.7.2020 \(2\)](#)  
[Summons Posting 2.7.2020 \(3\)](#)  
[Summons Posting 2.7.2020 \(4\)](#)  
[Summons Posting 2.7.2020 \(5\)](#)  
[USPS NOV](#)  
[USPS Summons](#)  
[CE VIO Affidavit](#)  
[EMAIL FEB 10 2020 HOMEOWNER](#)  
[FEB 18, 2020 Complied Pictures \(1\)](#)  
[FEB 18, 2020 Complied Pictures \(2\)](#)  
[FEB 18, 2020 Complied Pictures \(3\)](#)  
[FEB 18, 2020 Complied Pictures \(4\)](#)  
[FEB 18, 2020 Complied Pictures \(5\)](#)  
[EMAIL Feb 18 2020 Complied to Homeowner](#)

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

6913 Talavera Street

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401

White trellis on front elevation installed without approval and permits.

Maintaining a storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard.

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal.



White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material or which has been installed without approval permits must be removed.

Owner - Barbara Garcia

Code Enforcement Officer's Quintana/Roman

**Attachments:** [Ownership](#)  
[Violation pictures](#)  
[CE warning notice posting pictures](#)  
[CE warning notice affid](#)  
[CE violation warning](#)  
[Notice of Violation](#)  
[Notice of violation posting pictures](#)  
[NOV Affidavit](#)  
[SUM Posting 2.7 \(1\)](#)  
[SUM Posting 2.7 \(2\)](#)  
[SUM Posting 2.7 \(3\)](#)  
[SUM Posting 2.7 \(4\)](#)  
[SUM Posting 2.7 \(5\)](#)  
[SUMMONS](#)  
[USPS NOV](#)  
[SUMMONS Affidavit](#)  
[USPS Summons](#)  
[Shed Complied Picture](#)  
[Trellis Complied Picture](#)  
[City Code \(WWP\) Ch105.1 Work Without a Permit](#)

Found guilty. Comply by removing fence 30 days from Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Property owner to return to March 18, 2020 Board Hearing to further discuss garage and carport with Historic Department.

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

**Yeas:** 7 - Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla and Board Member Bucelo

**CONTINUED CASES FROM PRIOR HEARING(S)**

90 Edgewater Drive #1123

**10-16-2019 Continued; 11-20-2019 Continued; 1-15-2020**

**Continued**

Violation Description - Kitchen sink and kitchen cabinets installed without approval and permits. Two bathroom sinks installed without approval and permits. Tiling in the bathroom without approval and permits.

Remedy - Must obtain approval and permits for all items.

Owner - Antonio A Rodriguez & W Marisel

Code Enforcement Officer Quintana

**Attachments:** [ownership](#)  
[violation pictures](#)  
[posting pictures](#)  
[warning notice signed](#)  
[affid 90 edgewater 1123 warning signed nov notice](#)  
[90 edgewater 1123 nov sent certified mail and copy of usps](#)  
[affid 90 edgewater 1123 nov summons notice signed](#)  
[affid 90 edgewater 1123 summons](#)  
[WWP code](#)  
[new summons posting affi](#)  
[summons posting pictures 11 6 2019](#)  
[90 edgewater 1123 permit search on 11 14 2019](#)  
[actions comments for bl-19-07-4984](#)  
[new summons usps](#)  
[pdf pictures of summons posting on 12 26 2019](#)  
[90 edgewater unti 1123 permit search on 1 8 2020](#)  
[usps not del for 90 edgewater 1123](#)  
[summons posting on 2 7 2020](#)

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

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

**Yeas:** 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**HISTORIC CONTINUED CASES FROM PRIOR HEARING(S)**

445 Alhambra Circle

Violation Description - Removal of decorative iron work. Installation of new decorative wood columns. Painted the front door light blue.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Zachary Soto & Samantha Williams

Code Enforcement Officer Bermudez

**Attachments:** [Code Enforcement Violation Warning signed](#)  
[Email - Kara Kautz](#)  
[Notice of Violation signed](#)  
[Property Owner](#)  
[Summons](#)  
[Front entry before Violation](#)  
[NOV affidavit](#)  
[USPS Tracking\(NOV\)](#)  
[Summons Affidavit](#)  
[UPSP Tracking \(SUM\)](#)  
[WWP code](#)  
[Summons Posting 020720 \(1\)](#)  
[Summons Posting 020720 \(2\)](#)  
[Permit \(BL-20-01-4520\) 021120](#)  
[Summons 020720](#)  
[Affidavit Posting - Summons 020720](#)

**This Code Enforcement Board Violation was Continued**

## **HISTORIC STATUS REPORT CASES**

1109 Almeria Avenue

**3-18-2020 - Returning for monthly status report**

**2-19-2020 - Returning for monthly status report**

**1-15-2020 - Returning for monthly status report**

**11-20-2019** - Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Monthly updates to be provided to Board by property owner.

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

## Code Enforcement Officer's Delgado/Schwartz

**Attachments:** [CE VIOLATION WARNING AFFIDAVIT](#)  
[CE VIOLATION WARNING NOTICE](#)  
[CE VIOLATION WARNING POSTING](#)  
[EXP CODE](#)  
[EXPIRED PERMIT PRINT OUT](#)  
[NOTICE OF VIOLATION AFFIDAVIT](#)  
[NOTICE OF VIOLATION SIGNED](#)  
[NOV POSTING](#)  
[OWNERSHIP](#)  
[SUMMONS TO APPEAR AFFIDAVIT](#)  
[SUMMONS TO APPEAR POSTING \(1\)](#)  
[SUMMONS TO APPEAR POSTING \(2\)](#)  
[USPS NOTICE OF VIOLATION](#)  
[USPS FOR SUMMONS](#)  
[VIOLATION PHOTOS 10-15-19](#)  
[PERMIT 10-15-19](#)  
[SUMMONS TO APPEAR \(NOV. CEB\)](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[SUMMONS AFFIDAVIT](#)  
[USPS - SUMMONS](#)  
[PERMIT ACTIVITY 11-19-19](#)  
[PERMIT PRINT OUT 11-19-19](#)  
[VIOLATION PHOTOS 11-19-19](#)  
[SUMMONS POSTING 1-15-20 \(1\)](#)  
[SUMMONS POSTING 1-15-20 \(2\)](#)  
[USPS SUMMONS 1-15-20](#)  
[AFFIDAVIT FOR SUMMONS 1-15-20](#)  
[PHOTOS - 1-14-20](#)  
[EDEN PRINT OUT 1-14-20](#)  
[EDEN PRINT OUT AS OF 1-14-20](#)  
[SUMMONS FOR 2-19-20 \(1\)](#)  
[SUMMONS FOR 2-19-20 \(2\)](#)  
[USPS-SUMMONS 2-19-20](#)  
[AFFIDAVIT - SUMMONS 2-19-20](#)  
[PHOTOS 2-18-20](#)  
[REVISION - 2-18-20](#)  
[EDEN PRINTOUT 2-18-20](#)  
[1109 almeria - pics for status update 2-18-20 \(10\)](#)  
[1109 almeria - pics for status update 2-18-20 \(11\)](#)  
[1109 almeria - pics for status update 2-18-20 \(12\)](#)  
[1109 almeria - pics for status update 2-18-20 \(13\)](#)  
[1109 almeria - pics for status update 2-18-20 \(14\)](#)  
[1109 almeria - pics for status update 2-18-20 \(15\)](#)  
[1109 almeria - pics for status update 2-18-20 \(16\)](#)  
[1109 almeria - pics for status update 2-18-20 \(17\)](#)

No action. Previous order stands. To return to provide status report to March 18, 2020 Board Hearing.

**STATUS REPORT CASES**

1615 Ferdinand Street

**3-18-2020 - Returning for monthly status report**

**2-19-2020 - Returning for monthly status report**

**1-15-2020 - Returning for monthly status report**

**11-20-2019 - Found Guilty** - Mesh to be palced on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance. Project needs to be completed by by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates tobe provided to the Board by property owner.

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

Remedy - Need to complete, call for inspections and close out permits.

Owner - Muster Investment LLC

Code Enforcement Officer's Delgado/Schwartz

**Attachments:** [Email complaint](#)  
[NOV picture](#)  
[NOV posting](#)  
[NOV Registered Agent](#)  
[NOV](#)  
[Ownership](#)  
[Permits](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[Sunbiz](#)  
[SUMMONS TO APPEAR](#)  
[PHOTOS OF PROPERTY \(2\)](#)  
[PHOTOS OF PROPERTY \(3\)](#)  
[PHOTOS OF PROPERTY \(1\)](#)  
[SUMMONS AFFIDAVIT](#)  
[USPS - SUMMONS](#)  
[NOV -USPS & AFFIDAVIT -](#)  
[PERMIT PRINT OUT 11-19-19](#)  
[UNB CODE](#)  
[VIOLATION PHOTOS](#)  
[SUMMONS POSTING - 1-15-20 \(2\)](#)  
[SUMMONS POSTING - 1-15-20 \(3\)](#)  
[TEMP. FENCE COMPLIANCE PHOTOS](#)  
[USPS SUMMONS 1-15-19](#)  
[PHOTO 1-14-20](#)  
[PHOTOS 1-14-20](#)  
[SUMMONS AFFIDAVIT 1-15-20](#)  
[PERMIT PRINT OUT 1-14-20](#)  
[REVISION PERMIT 1-14-20](#)  
[SUMMONS TO APPEAR FOR 2-19-20 \(1\)](#)  
[SUMMONS TO APPEAR FOR 2-19-20 \(2\)](#)  
[USPS- SUMMONS 2-19-20](#)  
[AFFIDAVIT-SUMMONS 2-19-20](#)  
[PHOTOS 2-18-20](#)  
[EDEN PRINOUT 2-18-20](#)  
[REVISION 2-18-20](#)  
[1615 FERDINAND 2-18-2020 \(1\)](#)  
[1615 FERDINAND 2-18-2020 \(2\)](#)  
[1615 FERDINAND 2-18-2020 \(3\)](#)  
[1615 FERDINAND 2-18-2020 \(4\)](#)  
[1615 FERDINAND 2-18-2020 \(5\)](#)  
[1615 FERDINAND 2-18-2020 \(6\)](#)  
[1615 FERDINAND 2-18-2020 \(7\)](#)

No action. Previous order stands. To return to provide status report to March 18, 2020 Board Hearing.

## **ADJOURNMENT**

Meeting was adjourned by Chairperson, Andres Murai, Jr.