

City of Coral Gables

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



Agenda - Final

Wednesday, November 15, 2023

8:30 AM

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

City Hall, Commission Chambers

Code Enforcement Board

Board Member Ignacio Borbolla

Board Member Andres Correa

Board Member Maria Cruz

Board Member Jeffrey Flanagan

Board Member J.M. Guarch, Jr.

Board Member George Kakouris

Board Member Andres Murai, Jr

<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-23-09-3 436 Aledo Avenue
149

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 including but not limited to statue in the front lawn.

Remedy - Comply with Section 14-202.8 - Must obtain after the fact. If unable to obtain permit must remove unpermitted work.

Owner - Omar Armenteros Sr.

Code Enforcement Officer Posada

[NOVI-23-03-1](#) 20 Antilla Avenue
883

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: Created parking area in front of property i.e. installed gravel, parking bumpers and signage without approval and permit.

Remedy - Must obtain approvals and permits or remove and install sod.

Owner - 90 SW 8 ST ENTERPRISES INC or
R/A: MARIA TERREROS

Code Enforcement Officer Delgado

[NOVI-23-07-2](#) 144 Paloma Drive
556

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required.

(a) Violations of this section shall be punishable as provided in section 1-7.

(b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations.

(Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Artificial turf installation the city swale.

Remedy - Obtain all City permits. Please contact building@coralgables.com or 305-460-5245 for any additional questions.

Owner - Emil Botvinnik

Code Enforcement Officer Casimir

NOVI-23-10-3 630 San Servando Avenue
606

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally.

(e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Cutting a city tree on right of way without a permit.

Remedy - Obtain all necessary permits as per Chapter 82-29. Must obtain an after the fact permit for tree cutting. Must contact Coral Gables Greenspace for additional requirements and tree mitigation. (305) 460-5131

Owner - LUIS MANUEL RAMIREZ

Code Enforcement Officer Casimir

NOVI-23-09-3 722 Aledo Avenue
395

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: Orchids and pins must be removed from tree immediately

Remedy - Comply with Section 82-29

Owner - Brian Goldmeier

Code Enforcement Officer Casimir

[NOVI-23-01-1](#) 3306 Le Jeune Rd.
[723](#)

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: Installing new pavers at the rear of property and next to driveway without a permit.

Remedy - Comply with Section 14-202.8. Must obtain after the fact permit before continuing any work.

Owner - CGC 3306 LEJEUNE INVESTMENTS LLC

Code Enforcement Officer Vilato

[NOVI-23-01-1](#) 3310 Le Jeune Rd.
[721](#)

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: Installing new pavers at the rear of property and next to driveway. Without a permit.

Remedy - Comply with Section 14-202.8. Must obtain after the fact permit before continuing any work.

Owner - CGC 3306 LEJEUNE INVESTMENTS LLC

Code Enforcement Officer Vilato

[NOVI-22-10-1](#) 548 San Esteban Avenue
446

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 artificial turf in front yard without a permit.

Remedy - Artificial turf is not allowed in front yard. Must remove and install approved ground cover.

Owner - DAN P HELLER TRS

Code Enforcement Officer Vilato

[NOVI-23-05-2](#) 1413 Sopera Avenue
[231](#)

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: Cutting a city tree "Black Olive" on the right of way without a permit.

Remedy - Comply with Section 82-29 must obtain a after-the-fact permit for tree cutting. Must obtain a Florida certified Arborist letter as to the condition of the tree. Must contact Coral Gables Greenspace division for additional Compliance.

Owner - Santiago Rousseau

Code Enforcement Officer Vilato

[NOVI-23-05-2](#) 1410 Sopera Avenue
[232](#)

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: Cutting a city tree on right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for tree cutting. Must obtain a Florida certified arborist letter as to the condition of the tree. Must contact Coral Gables Greenspace management for additional compliance requirements.

Owner - Peter J. Dolara

Code Enforcement Officer Vilato

[NOVI-23-05-2](#) 1432 Blue Rd.
[115](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: Installing columns and wall at front of property without a permit.

Remedy - Comply with Section 14-202.8 must obtain a after-the-fact permit for gate and wall installation

Owner - GEORGE BENTO DE CARVALHO ALTMANN

Code Enforcement Officer Vilato

[NOVI-23-05-2](#) 1216 Cordova Street
230

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: Removing tile and columns at front entrance of property without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after-the-fact permit for columns and tile at front entrance.

Owner - MAITEE FERNANDEZ

Code Enforcement Officer Vilato

NOVI-23-06-2 3903 Ponce de Leon Blvd.
361

Violation Description - Alleys, swale & ROW to be kept clean and mowed (b) - Sec. 62-151. - Alleys, swale areas and rights-of-way to be kept clean and mowed. All owners of unimproved property and occupants, or occupants and owners of improved property shall maintain their property in a clean, litter-free and mowed condition, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or rights-of-way up to the edge of pavement of any public street. Maintenance shall include, but not be limited to, mowing the grass and performing general edging, trimming and cleanup activities. Property owners or their designees are prohibited from trimming trees and performing other activities within the city rights-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code. The city may, upon the approval of the city manager, mow selected areas of rights-of-way when doing so is found to serve a public interest. (Code 1958, § 28-37(c); Code 1991, § 22-133; Code 2006, § 62-131; 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; Ord. No. O-2004-38, § 2, 9-28-2004; Ord. No. 2007-25, § 2, 8-28-2007)

Code Enforcement Officer Comments: Sidewalk in disrepair, IE cracks throughout

Remedy - Repair cracks in sidewalk, must obtain approval and permits from public works (305) 460-5000. Comply with City Code section 62-151.

Owner - 3909 PONCE DE LEON LLC

Code Enforcement Officer Schwartz

NOVI-22-08-1 910 Catalonia Avenue
173

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: Newly installed driveway pavers with new configuration and materials without permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.- Must obtain "after the fact" permit for newly installed driveway pavers. ** continue application process**

Owner - Melis Brufman

Code Enforcement Officer Schwartz

[NOVI-23-06-2](#) 528 Sevilla Avenue
335

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: Work without permit- including but not limited to- interior work and exterior tiling on front porch and stairs.

Remedy - Apply for all necessary permits and obtain final inspections.- STOP ALL WORK- must obtain after the fact permits to continue.

Owner - Emilio F. Solernou

Code Enforcement Officer Schwartz

NOVI-23-08-2 455 Tivoli Avenue
852

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-20-05-6495
SWIMMING POOL AND SPA

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 - Alejandro Vadia

Code Enforcement Officer Ramos

NOVI-23-07-2 11001 Monfero Street
617

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-21-01-5518. INTERIOR ALTERATIONS (KITCHEN AND
ATHROOMS),WINDOWS(17) AND DOORS(3) (WHITE FRAME AND
CLEAR GLASS)/ A/C CHANGE OUT/ LP TANK

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 - ALEJANDRO VILLANUEVA MARTIN

Code Enforcement Officer Ramos

NOVI-23-07-2 374 Coral Way
591

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-16-11-7100
INTERIOR ALTERATIONS/ CHANGE OF CONTRACTOR

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 - URBANO UNO LLC

Code Enforcement Officer Ramos

NOVI-23-07-2 1607 Ponce de Leon Blvd.
578

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-22-08-8876 FLOORING/ CHANGE OF CONTRACTOR

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 - OMBU INVESTMENTS AND CAPITAL

Code Enforcement Officer Ramos

NOVI-23-07-2 5621 Granada Blvd.
584

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-13-12-1782 FRENCH DOORS

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 - CLAUDINE CHOQUETTE

Code Enforcement Officer Ramos

NOVI-23-07-2 1120 Wallace Street
570

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-22-04-8373
TYPE OF WORK: FLAT ROOF/ CHANGE OF CONTRACTOR

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 - FLORICA MUNTEANU

Code Enforcement Officer Ramos

NOVI-23-07-2 1110 Andora Avenue
585

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-15-06-5274 ENCLOSE COVERED TERRACE, CONCRETE
LANDING-STEPS

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 Sillio at 305-460-5206/asillio@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 - JOSE A RAMIREZ

Code Enforcement Officer Ramos

NOVI-23-06-2 7450 Vistalmar Street
439

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:
PL-19-05-5656/ EL-19-05-5723 EXPIRED DATE: 12/09/2019
TYPE OF WORK: BATHROOM REMODEL

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 Sillio at 305-460-5206/asillio@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 - Linda F. Murphy

Code Enforcement Officer Ramos

NOVI-23-06-2 29 Santander Avenue
387

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-21-03-7696
SWIMMING POOL

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-22-08-1 90 Edgewater Drive
211

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-19-07-4984 TYPE OF WORK: INTERIOR ALTERATION ONLY
EXPIRED: 11/10/2020

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 Sillio at 305-460-5206 asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - ANTONIO A RODRIGUEZ & W MARISEL

Code Enforcement Officer Ramos

CONTINUED CASES

[NOVI-22-07-1](#) 97 Campina Ct.
[054](#)

2/15/23 CEB hearing Continuance was issued for 120 days.

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 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 expired because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: Expired Permit BL-17-11-2475 TYPE OF WORK: BLDG. PERMIT CHANGE OF CONTRACTOR - INCLUSIVE ***1 STORY ADDITION*** SIMPLIFIED***COV TERR, REPLACE WINDOWS & AMP; DOORS, STEPS, RAILING EXPIRED: 10/12/2021

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 Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - Pedro P. Alfonso Trs.

Code Enforcement Field Supervisor Sheppard

HISTORIC CASES

[NOVI-23-07-2](#) 43 Sidonia Avenue
[595](#)

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-17-04-1234
COMMERCIAL AS-BUILT EXISTING

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 - SIAR 2 LLC

Code Enforcement Officer Ramos

STATUS CASES

[NOVI-23-04-1](#) 312 Viscaya Avenue
[932](#)

Agreed Order to be read into record

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: Garage conversion, new wall, new bathroom, change from single family into multi family without the necessary permits.

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

Owner - Carmencita Salsberg

Code Enforcement Officer Schwartz

[NOVI-23-03-1](#) 737 Minorca Avenue
[859](#)

Agreed Order to be read into record

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 walls, dirty walkway driveway and sidewalk. Missing paint on walls and wooden porch enclosure.

Remedy - Must clean walls, clean walkway, driveway and sidewalk, must paint sections of property where paint is missing with paint to match existing color. Must obtain all necessary permits and inspections.

Owner - Toby Scott Barnhart

Code Enforcement Officer Garcia/Sheppard

[NOVI-23-02-1](#) 1615 Ferdinand Street
[837](#)

Agreed Order to be Read into record

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: Artificial vegetation attached to fence along property without permit or approval.

Remedy - Must obtain all necessary permits and inspections or remove.

Owner - Muster Investment LLC

Code Enforcement Officer Garcia/Sheppard

ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board 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, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, 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.

Voting**December 20th, 2023 Hearing to be determined**