City of Coral Gables

Agenda - Final

Wednesday, October 14, 2026

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson J.M. Guarch, Jr.
Board Member Andres Correa
Board Member Jeffrey Flanagan
Board Member George Kakouris
Board Member Victor Saizarbitoria
Board Member Wayne "Chip" Wlthers

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

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-26-06-13097 **2201 PONCE DE LEON BOULEVARD**

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 - Plumbing work conducted due to busted pipes.

Remedy - Must obtain and finalize all necessary after-the fact-permits.

Owner - PONCE DE LEON PROPERTIES L C C/O BURL SOSTCHI

Code Enforcement Officer Kostic

NOVI-26-07-13150

230 CALABRIA AVE

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 - Replacement of the building's main entrance door without obtaining the permit.

Remedy - Obtain an after-the-fact permit for the replacement of the main building door. Complete all required inspections and obtain final approval.

Owner - CALABRIA 230 LLC or R/A: ROBERTO BERAJA

Code Enforcement Officer Sole

NOVI-26-07-13172

850 SAN PEDRO AVENUE

Violation Description - Work without a PermitWork 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, S 8-1; Code 1991, S 6-26; Code 2006, S 105-23; Ord. No. 1052, S 1, 12-17-1957

Code Enforcement Officer Comments -Code Enforcement Officer Comments: Work without an approved and finalized permit(s):including but not limited to - Ground Floor (Below First Floor I Basement Level) work such asElectrical, Mechanical, and Architectural work and improvements - 1/ Pool deck alterations with24" x 24" natural stone flooring 2/ Lighting switches, receptacles and branch wiring, 31 AC MiniSplit HVAC System, 4/ Drywall assembly, and 51 Unapproved work performed and completed to enclosed areas below the required flood elevation.

Remedy - Must obtain After-the-Fact permit(s) and final inspection for all necessary permitted work.

Owner - ERIC MARA

Code Enforcement Officer Luzarraga

NOVI-26-08-13197

1149 SOROLLA AVE

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, EV
charger installed on side of property.

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

Owner - 1149 SOROLLA AVENUE LLC orR/A: Sonia Sosa

Code Enforcement Officer Selva Castillo

NOVI-26-05-13007 **512 ALTARA AVENUE**

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 - Crushed Grayish Rocks/Gravel installed on the City Right of Way Swale abutting Private Property.

Remedy - Must either obtain an after the fact permit for the Rocks/Gravel on the City Swale abutting your Property or remove gravel completely and replace with Sod.

Owner - CHRISTOPHER J WOODBURN SOPHIA MICHELLE PITTALUGA

Code Enforcement Officer Marrero

NOVI-25-12-12209 **4304 ALHAMBRA CIRCLE**

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 - Pruning trees on ROW without permit.

Remedy - Must obtain after the fact permits and certified arborist report.

Owner - FELIX J GONZALEZ &W MARTHA

Code Enforcement Officer Gonzalez

NOVI-26-08-13200

56 MARABELLA AVE

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. - 1/ Kitchen remodeling including Washer & Dryer; 2/ Concrete slabs in front yard and West side of house; 3/ Front door Garage design; and 4/ Backyard trellis.

Remedy - Must obtain and finalize all necessary after-the-fact permit(s) including but not limited to: 1/ Kitchen remodeling including Washer and Dryer ; 2/ Concrete slabs in front yard and West side of house; 3/ Garage door wood design; and 4/ Backyard trellis.

Owner - Mario Gimenez

Code Enforcement Officer Martinez

NOVI-26-02-12566

3911 RIVIERA DRIVE

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 very 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 - Exterior work without a permit.

Remedy - Comply with Section 14-202.8 - Obtain after-the-fact permit - for exterior work without a permit including but not limited to, a concrete patio area raised up off the ground covered with stone tile, must be removed if permit is not approved, and must contact Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, Fl 33134. Tel-305-460-5245; developmentservices@coralgables.com.

Owner - EUGENIO HUGO GANDINI & DENISE GAWIANSKI

Code Enforcement Officer Martinez

HISTORIC PROPERTIES

NOVI-26-08-13195

611 NORTH GREENWAY DR

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 including interior demolition.

Remedy - Must immediately cease and desist all unpermitted work. Must obtain all necessary permits for interior demolition but not limited to electrical and plumbing. All permits must be approved and finalized.

Owner - BRUNELO INC

Code Enforcement Officer Young

NOVI-26-05-12948 **4122 PALMARITO STREET**

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 -: New driveway and new walkway pavers installed without a permit along with new landscaping

Remedy - Must obtain all necessary after the fact permits for the new driveway and walkway that was done without a permit. Along with the new landscaping.

Owner - ALEJANDRO MIYAR TRS NJM TRUST

Code Enforcement Officer Marrero

REQUEST TO BE HEARD - NOTICE OF INTENT TO LIEN

NOVI-25-08-1372

3620 GRANADA BOULEVARD

(Requested administrative hearing in response to Notice of Intent to Lien dated 09/21/2026)

May 22, 2026 - Board Findings: Guilty / 30 days to obtain & close all necessary permit(s) / $150 daily running fine thereafter and $108.75 administrative fee.

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 - Exterior alterations without an approved / issued permit, including but NOT limited to; front entrance slabs steps walkway installed with large pavers, electrical new lights / lanterns six (6) installed on the front facade; exterior front wall altered with stone or cement cladding; CBS wall altered with tile.

Remedy - Comply with Section 14-202.8. Obtain an approved permit for ALL exterior alterations without an approved permit.

Owner - Alirio Jesus Torrealba Gonzalez C/O MG DEVELOPERS

Code Enforcement Officer Martinez

NOVI-24-12-8557

2000 PONCE DE LEON BLVD

(Owner requested second administrative hearing in reaction to issuance of a Notice of Intent to Lien dated to July 16th, 2026.).

January 14, 2026 - Previous Board Order Findings: Guilty / 180 days to obtain and close all necessary permits / $500 daily running fine thereafter .

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, INCLUDING BUT NOT LIMITED TO, REMOVAL / REPLACEMENT OF WINDOWS AND DOORS, EXTERIOR AND INTERIOR ALTERATIONS, ELECTRICAL.

Remedy - OBTAIN APPROVAL AND PERMITS FOR ALL UN PERMITTED WORK, CALL FOR INSPECTIONS AND CLOSE PERMIT.

Owner - 2000 PONCE OWNER LLC

Code Enforcement Officer Martinez

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 who needs assistance in another language in order to speak during the public hearing or public comment portion of 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