

City of Coral Gables

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



Agenda

Wednesday, July 18, 2018

8:30 AM

427 Biltmore Way, 2nd Floor, Large Conference Room

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**

[18-7663](#) Code Enforcement Board Minutes of June 20, 2018

Attachments: [JUNE 20, 2018 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*

[CE273319](#) 306 Aragon Avenue

Violation Description: Dirty walls, dirty sidewalks with excessive chewing gum, vegetation growing ground edge of property, section in rear of building missing paint.

Remedy: Must clean walls , must remove and property free from vegetation, clean sidewalks and remove chewing gum, paint all sections of property missing paint with paint tomatch existing.

Owner: GABLES VIEW OFFICE LLC

Code Enforcement Officer: Juan Garcia

Attachments: [306 aragon \(1\)](#)
[306 aragon \(2\)](#)
[306 aragon \(3\)](#)
[306 aragon \(4\)](#)
[306 aragon \(5\)](#)
[306 aragon \(6\)](#)
[306 Aragon \(7\)](#)
[NOV Posting](#)
[Warning posting](#)

CE274854 3301 Monegro Street

Violation Description: WWP violation C.C. sec 105-23. Work done without a permit I.E. Chain link fence installed without a permit

Remedy: Obtain all necessary permits and inspections or remove fence.

Owner: GONZALO LEON DE LA BARRA

Code Enforcement Officer: Juan Garcia

Attachments: [3301 Monegro \(3\)](#)
[3301 Monegro WWP \(1\)](#)
[3301 Monegro WWP \(2\)](#)
[NOV posting](#)
[Warning posting](#)

CE277149 6510 Riviera Drive

Violation Description: Dock renovation and/or expansion from the original plans without approvals and permit.

Remedy: Must contact DERM and Coral Gables Public Works to obtain necessary "after the fact" approvals and permit for the dock renovations and/or expansion.

Owner: JOSE J MOREIRAS &W ANAMARIE G

Code Enforcement Officer: Adolfo Garcia

Attachments: [Property Info](#)
[6510 Riviera Dr - Before](#)
[6510 Riviera Dr - Current](#)
[Permit Log](#)
[CE VIO 041718](#)
[CE VIO 041718 6510 Riviera Dr \(1\)](#)
[CE VIO 041718 6510 Riviera Dr \(2\)](#)
[CE VIO Affidavit 041718](#)

CE275312 **CASE COMPLIED PRIOR TO HEARING** - 5255 Snapper Creek Road

Violation Description: Installed chain link fence on property that not comply with Zoning Code and is prohibited.

Remedy: Obtain approvals and permit for fence or must be removed.

Owner: JOSE RAPOSO NATALIE RAPOSO

Code Enforcement Officer: Adolfo Garcia

Attachments: [Property Info](#)
[5255 Snapper Creek Rd](#)
[CE VIO 012918](#)
[CE VIO 012918 \(1\)](#)
[CE VIO 012918 \(2\)](#)
[CE VIO Affidavit 012918](#)
[NOV 030118](#)
[NOV 030218 \(1\)](#)
[NOV 030218 \(2\)](#)
[NOV Affidavit 030218](#)

CE274994 5301 Riviera Drive

Violation Description: MIN Violation CC 105-5 (I.E. Roof, front fascia and drip rail on corner of property in disrepair.

Remedy: Must repair roof, front fascia and drip rail on corner of property. Must obtain all necessary permits and inspections.

Owner: EDWARD FYFE & W/ MARIA J

Code Enforcement Officer: Joseph Paz

Attachments: [5301 Riviera BL-18-03-4140](#)
[5301 Riviera- MIN NOV Posting \(1\)](#)
[5301 Riviera- MIN NOV Posting \(2\)](#)
[5301 Riviera- MIN Remains \(2\)](#)
[5301 Riviera- MIN Remains \(3\)](#)
[5301 Riviera- MIN Remains \(4\)](#)
[5301 Riviera- MIN Remains](#)
[5301 Riviera- MIN Violation \(1\)](#)
[5301 Riviera- MIN Violation \(2\)](#)
[5301 Riviera- MIN Violation \(3\)](#)
[5301 Riviera- MIN Violation \(4\)](#)
[5301 Riviera- MIN Violation \(5\)](#)
[5301 Riviera- MIN Violation \(6\)](#)
[5301 Riviera- MIN Warning Posting \(1\)](#)
[5301 Riviera- MIN Warning Posting \(2\)](#)
[5301 Riviera- Permit for Roof \(Pending Approval and being Issued\)](#)
[5301 Riviera- SUM Inspection \(1\)](#)
[5301 Riviera- SUM Inspection \(2\)](#)
[5301 Riviera- Summons Posting \(1\)](#)
[5301 Riviera- Summons Posting \(2\)](#)
[Email from Contractor requesting extension- 2.11.2018](#)
[Email to Ivonne Cutie- Summons Request](#)
[Ownership](#)

CE278391 601 Sunset Drive

Violation description: Failing to consistently maintain lot by allowing overgrown grass, trees/plants encroaching into sidewalk and dead vegetation on the Property.

Failure to register and maintain, as set forth herein, a vacant property. Street numbers on Structure are not clearly legible and visible from the street.

Allowing permit BL-15-12-4745 for total demolition of the structure on the Property ("Permit") to expire. Driveway in disrepair.

Remedy: Consistently cut grass, trim back trees/plants to property line, and remove dead vegetation. Register the Property and maintain the Property, as set forth herein. Affix street numbers on Structure that are clearly legible and visible from the street. Close out or renew and pass final inspection on the Permit or apply for, obtain, and pass final inspection on a new permit. Apply for, obtain, and pass final inspection on any necessary permits, to repair, replace, or remove the driveway.

Owner: GLOBAL RENTAL E AND P LLC

Code Enforcement Officer: Amparo Quintana

Attachments: [Notice of Violation owner](#)
[Notice of Violation registered agent](#)
[NOVs - 601 Sunset Dr signed for agenda](#)
[IMG_0523](#)
[IMG_0524](#)
[IMG_0531](#)
[IMG_0532](#)
[IMG_0533](#)
[IMG_0536](#)
[permit info](#)

[CE273991](#) **EXTENSION OF TIME REQUESTED BY PROPERTY REPRESENTATIVE - 1540 Algardi Avenue**

Violation Description: Roof, walls, porch, walkway, benches, decorative lions and light post are dirty and or discolored. Pool pump is making a loud noise.

Remedy: Need to clean and or paint. Painting will require approval. Pool pump will need repairs and need to obtain necessary permits.

Owner: EST OF ALICIA MARIA MENENDEZ

Code Enforcement Officer: Terri Sheppard

Attachments: [Affidavit for NOV](#)
[Affidavit for Summons](#)
[Board's Order](#)
[Case Presentation Sheet](#)
[Notice of Intent](#)
[NOV](#)
[ownership](#)
[Pictures emails etc](#)
[Posting of NOV](#)
[Posting of Summons](#)
[Summons](#)
[USPS for NOV](#)
[USPS for Summons](#)

[CE266883](#) **EXTENSION OF TIME REQUESTED BY PROPERTY OWNER - 744 Majorca Avenue**

Violation Description: Replacing or installing a wood deck in the back yard without permission or permit.

Remedy: Must obtain an After the Fact permit.

Owner: VINEETH P JOHN & W MAREENA S ZACHARIAH

Code Enforcement Field Supervisor Michael Kattou

- Attachments:** [744 Majorca Ave\(2\)](#)
[744 Majorca Ave](#)
[CE266883_CEB_Order -](#)
[NOV posting](#)
[Summons to Appear posting](#)
[Warning Posting](#)

NEW BUSINESS

None

DISCUSSION ITEMS

None

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.