

City of Coral Gables

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



Agenda

Wednesday, January 16, 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**ROLL CALL****APPROVAL OF THE MINUTES**

[18-8191](#) Code Enforcement Board Summary Minutes of November 28, 2018

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*

[CE279822](#) 5 Alcantarra Avenue

Violation Description - Broken concrete wall, standing water in decorative fountain.

Remedy - Repair wall and remove and maintain fountain free from standing water.

Owner -Maria L Lopez

Code Enforcement Officer J. Garcia

[CE277362](#) 12 Phoenetia Avenue

Case was continued by the Code Enforcement Board on October 17, 2018.

Violation Description - Minimum housing. Property was cited for several issues but only violation remaining is the broken asphalt on driveway and parking area in the rear.

Remedy - Repair driveway and parking area.

Owner - Gustavo Duque

Code Enforcement Officer J. Garcia

CE280409 357 Almeria Avenue

Violation Description - Failure to maintain the building water tight. Tenants are having water intrusion problems in their units due to water penetrating the exterior walls of the building. Engineer's report attached indicating as such.

Remedy - Must make necessary repairs to exterior of building to remediate water intrusions and pooling of water throughout decks around the building.

Owner - Gables Park Tower Condominium Association Inc.

Code Enforcement Division Manager Ortiz

CE280981 931 Catalonia Avenue

Violation Description - Trash & debris around property and allowing pets to defecate on walkway along east side of property causing foul odor and hazard to health.

Sec. 10-4. - Removal of animal feces.

(a) Any person owning, possessing, harboring or having the care, charge, control or custody of any animal shall immediately remove and thereafter dispose of any fecal matter deposited by the animal on public or private property within the city (other than upon the property of the owner of the animal) unless the owner or person in lawful possession of the property has consented to such deposit. For the purpose of compliance with this section, animal fecal matter shall be immediately removed by placing the matter in a closed or sealed container and thereafter disposing of it by depositing the matter in a trash receptacle, sanitary disposal unit, or other closed or sealed container.

Remedy - Must clean up all trash & debris from property and pick up all feces from walkway on side of home. Maintain area clean and free of trash & debris, and animal feces at all times.

Owner - BILTMORE APARTMENTS OWNER LLC

Code Enforcement Division Manager Ortiz

CE270320 119 Grand Avenue

Violation Description - Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code, to wit: Work without a permit: As to the commercial structure: Installation of iron bars over air conditioning compressors; As to the residential structure: Installation of metal screens or plywood over windows. Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code, to wit: Allowing the building permits for the Structure, for an historical sign (permit # AB-13-06-0429 and BL-13-06-1210) and to repair and paint exterior wall and trim (ZN-15-06-5747), to expire. Section 105-29 of the City Code, to wit: As to the commercial structure: Failure to maintain a commercial structure by allowing the exterior building surfaces, walls, and walkway to become dirty and the iron bars to become rusted and the paint and walls and fascia and soffits to become chipped, pitted, cracked, discolored, or

to peel or fade, and for wall cladding to rot or fall away. Sections 220 and 428 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Rubbish, trash, and debris along the edge of the concrete slab and the residential structure. Sections 249, 250, 251, 252, 253, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the residential structure: The Structure's walls, columns, concrete slab, and stairs are dirty and covered with mold; the railings are rusted, and the paint is chipped, pitted, cracked, discolored, or is peeling or fading, and the wall cladding is rotting or falling away. Sections 431 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the residential structure: Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein. Sec. 3-1108 of the City Zoning Code, to wit: Demolition by neglect of an historic structure; including, but not limited to: a) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and d) Faults and defects in the Structure that render it not properly watertight.

Remedy - Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or remove or demolish all work done without a permit, as applicable. Apply to re-open and pass final inspection on all expired permits for the Structure. Clean and repair exterior building surfaces, walls, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair the Structure, as required, and clean and paint or remove iron bars. Remove all rubbish, trash, and debris. Clean walls, columns, concrete slab, stairs, and railings and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure, as required. Correct all violations of the Minimum Housing Code or relocate all occupants. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

Owner - Luis Properties LLC

Code Enforcement Division Manager Ortiz

[CE281584](#)

6810 Maynada Street

Violation Description - As to the single-family home: replacement of soffits, repair of roof, and replacement of shingles; and chimney repair (Dayron to verify).As to the garage: Failure to maintain an accessory structure by allowing: garage doors to become damaged and dirty; exterior building surfaces, roof, soffits, walls, driveway and walkway to become dirty; missing roof tiles; fascia to be damaged and corners and angles; paint on door and on the fascia to become chipped, pitted, cracked, discolored, or to peel or fade; flashing to become rusted.As to the residential structure: The Structure's walls and roof are stained, dirty, and mildewed, sidewalk is dirty; missing window pane; damaged South side wall (plaster is separating); chimney need painting where new stucco was applied; damaged railing for veranda; plats growing out of gutter; fascia is damaged over second floor windows; paint on window frames is chipped off; paint on window panes has chipped off.Demolition by neglect of historic structures; including, but not limited to: a) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; b) Deteriorated or ineffective waterproofing of exterior walls, roofs,

foundations or floors, including broken or missing windows or doors; c) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and d) Faults and defects in the Structure that render it not properly watertight. Possible illegal dwelling unit over garage.

Remedy - Clean the sidewalk. As to the garage: Clean and repair exterior garage doors, exterior building surfaces, roof, soffits, and walls, driveway, walkway, fascia, and flashing and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. As to the single-family home: Clean or paint walls and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

Owner - Kathleen M. Smith Zorn

Code Enforcement Division Manager Ortiz

CE281445

603 Minorca Avenue

Violation Description - Work done on property without obtaining approvals and permits. (i.e. iron fence installed along SW corner of property, gazebo installed at NW corner of property, in side and rear setbacks, and 2 roofed structures, attached to rear of home). There are also 2 storage sheds on N side of home.

Remedy - Must obtain necessary permits to keep on property or permit for demolition of aforementioned items, as well as passing all pertinent inspections. Must also remove storage sheds from exterior of home.

Owner - Wells Fargo Bank NA
Harborview Mortgage Loan TR

Code Enforcement Division Manager Ortiz

CE281611

90 Sevilla Avenue

Violation Description - A/C unit replaced in 2016 without obtaining permit. Permit was applied for (ME16087190), but it was never issued.

Remedy - Must obtain permit for AC replacement and pass all necessary inspections. Please contact Jorge Pino at jpino@coralgables.com for assistance with obtaining the permit.

Owner - Janette Ferreira Da Silva

Code Enforcement Division Manager Ortiz

CE274717

322 Viscaya Avenue

Violation Description - Garage enclosed without any record of approval and permit.

Remedy - Must obtain permit and inspections as needed.

Owner - Aldo Berti

Code Enforcement Division Manager Ortiz

CE277304 3511 Alhambra Circle

Violation Description - PWP Violation CC 62-84 - Maintaining low hanging plants on public right-of-way which exceeds 24 inches in height and exceeds the 3ft permitted radius surrounding City tree without a Public Works Department permit.

Remedy - Must cut back low hanging plants 3ft from public street and keep all plants within the permitted 3ft radius around city trees. If owner wants to maintain plants outside the 3ft radius, owner must apply for permit with the Public Works Department. Must trim all plants below 24 inches in height, this includes plants growing on trees.

Owner - 3511 Alhambra LLC

Code Enforcement Officer Paz

CE273776 108 Oak Avenue

Violation Description - WWP Violation CC 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 Paz

CE270721 1450 Baracoa Avenue

At the October 17, 2018 Code Enforcement Board hearing, a retroactive extension of time was granted by the Board with 30 days from the hearing date to obtain a contractor; status report in 30 days requested by the Board. The new compliance due date is November 17, 2018. Case was first heard at the Code Enforcement Board hearing on March 21, 2018 where the property was found guilty with 120 days to comply or a \$150 per day fine thereafter; Administrative Fee was waived by the Code Enforcement Board.

Violation Description - Garage door, fascia and roof are in disrepair.

Remedy - Need to make repairs and obtain permits.

Owner - Standford Peter Birnholz Tr & Standford P. Birnholz (Ben)

Code Enforcement Officer Sheppard

DISCUSSION ITEMS

Review and Approval of the 2019 Board Hearing Dates**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.