

City of Coral Gables

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



Agenda

Wednesday, January 20, 2021

8:30 AM

Public Participation via Zoom

City Hall, Commission Chambers

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

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, January 20, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference.

An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. **PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.**

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

CALL TO ORDER**ROLL CALL****APPROVAL OF THE MINUTES**

[20-1967](#) Code Enforcement Meeting Minutes of November 18, 2020

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

[CE279623-080](#) 6710 Santona Street
[818](#)

Violation Description - Artificial turf installed without approval and permits.

Remedy - Must obtain permits and all required inspections.

Owner - Jose G Gomez & w Vanessa L

Code Enforcement Officer Roman

[CE291380-022](#) 825 Tangier Street
[520](#)

Violation Description - Work Without Permit - Installing pavers without required approval and/or permit.

Remedy - Stop Work - Must obtain approval and permit prior to continuing.

Owner - Osvaldo Carbonell

Code Enforcement Officer Schwartz

CE287182-062 306 Camilo Avenue

519

Violation Description - WWP- Installation and/or recover of awnings without approval or permit.

Remedy - Must obtain "after the fact" permit for installed awnings or remove.

Owner - Sunbreck Properties LC

Code Enforcement Officer Schwartz

CE284702-030 4916 Washington Drive

519

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor A. Garcia

CE293233-042 3195 Ponce de Leon Boulevard

920

Violation Description -Expired permits, BL-19-07-4980, PW-15-11-5010 are expired and EL-19-07-4995 in Pending

Remedy - Must reactivate, obtain all necessary inspections and finalize permits.

Owner -Four Aces Property II LLC.

Code Enforcement Officer J. Garcia

CE283656-012 86 Coral Way

519

Violation Description - Malakor Asian Thai food restaurant sign installed without a permit/ Amore Restaurant sign installed without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - Miracle Center

Code Enforcement Officer J. Garcia

[CE288389-091](#) 1430 Tunis Street
019

Violation Description - Expired permit - BL13-05-0185 - Residential Addition.

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

Owner - Gisela I Contasti

Code Enforcement Officer Delgado

[CE291332-022](#) 1441 Tagus Avenue
120

Violation Description - Permit(s) BL15065187, EL15065256, ME15065403 & PL15065411 are expired and currently on a stop work status.

Remedy - Must re-activate permit(s) and/or obtain new permit(s) and call for all inspections to finalize permits.

Owner - MARK PRICE & W ROBERTA

Code Enforcement Officer Quintana

HISTORIC CASE(S)

[CE272579-081](#) 1106 Tangier Street
617

Violation Description - Performed interior and exterior alterations and installations without approval and permits.

I.E. Garage Enclosure converted into room ZC5-1409, Exterior door and door step, Brick pavers, Door panel covering garage elevation, wooden and chicken wire fence/gate installed, portable A/C and tankless water heater installed. Windows on property in need of screening and parking ribbons are discolored and in disrepair and failure to maintain grass in front of property.

Remedy - Must obtain approval and permits for interior and exterior alterations and installations which may include demo, electrical and plumbing. Must install window screens, clean and repair parking ribbons. Must obtain permit for the repair if necessary. Must place sod in front of property.

Owner - Carolina Teresa Medina

Code Enforcement Field Supervisor Sheppard

[CE288328-090](#) 800 Coral Way
619

Violation Description - Building permit BL-16-07-6851 (** Inclusive ** 1 Story addition w/garage) has expired.

Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

HISTORIC CONTINUED CASE(S)

[CE273981-112](#) 910 Capri Street
[917](#)

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB - 4-17-2019 - Agreed Order approved by the Board - Continued

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. 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, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

CONTINUED CASES FROM PRIOR HEARING'S

[CE293285-043](#) 675 Solano Prado
[020](#)

Violation Description - Installation of 2 boatlifts without approval and permit.

Remedy - Must obtain approval and permit.

Owner - Mauricio Gugelmin & W Stella Gugelmin

Code Enforcement Officer Quintana

CE290220-122 357 Almeria Avenue - Unit 1506
319

CEB 11/18/2020 - Continued due to improper notice

Violation Description - Complete kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement.

Remedy -Must obtain all necessary permits and inspections. *note* stop work order placed by Code enforcement officer until permits are obtained.

Owner -Enrique De La Vega

Code Enforcement Officer J. Garcia

CE297838-103 528 Giralda Avenue
020

CEB 11-18-2020 - Continued

Violation Description -

1) Section 34-55 of the City Code - Failure to consistently maintain the Property, including but not limited to, by allowing overgrown vegetation, including vegetation that has grown over the sidewalk.

2) Sections 34-202 and 203 of the City Code - Failure to register the Property as vacant and in default of a mortgage and failure to maintain the Property.

3) Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code - As to the Structure: Roof in disrepair (leaks) and plastic cover placed on roof.

Remedy -

1) Remove the overgrown vegetation from the Property and from over the sidewalk.

2) Register the Property on the registry for vacant properties and correct all code violations as set forth herein.

3) Remove plastic cover and apply for, obtain, and pass final inspection on all required permits to repair/replace roof.

Owner - Elisa Gorayeb EST of c/o Lisabeth Sanchez and/or Interested parties

Code Enforcement Officer Schwartz/Code Enforcement Field Supervisor A. Garcia

CE288364-090 1522 Malaga Avenue
919

CEB - 11-18-2020 - Continued - 60 Days

Violation Description - Expired permit: BL14-08-3416 - Residential addition.

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

Owner - Elizabeth Ann Martin

Code Enforcement Officer Delgado

CE281494-102 1109 Asturia Avenue
618

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB 2-20-2019 - Agreed Order read into the record

Violation Description - Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

Remedy - Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing, and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

Owner - Suzanne Luna / Norma de la Torre

Code Enforcement Officer Delgado

CE281513-102 4800 Le Jeune Road
618

This case went to previous hearing (CEB 2-19-2020) - An email was received by Ana Santisteban Esq. to return before the Board to request an extension.

Previous findings - CEB 2-19-2020 - Present - G/7 days/\$150/\$108.75 - Comply by 2/25/2020 or pay \$150 per day thereafter, +108.75 admin fee. Re-activate permit(s) 7

days after Board's hearing.

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 expired more than one year.

Owner - Properties 4 Us Inc

Code Enforcement Field Supervisor Sheppard

STATUS REPORT

[CE285183-032](#) 6913 Talavera Street

[119](#)

CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

CEB - 10-21-2020 - Continued to November

CEB - 9-23-2020 - Returning to get full report from the Zoning Department.

CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.

Documents presented into Public Record by Barbara Garcia.

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

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits. (Removed)

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

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. (Removed)

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

Any storage shed made of unapproved material which has been installed without approval

and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

DISCUSSION ITEMS

Approval of the Code Enforcement Board Calendar for 2021

ADJOURNMENT