

City of Coral Gables

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



Agenda

Wednesday, September 21, 2022

8:30 AM

City Hall, Commission Chambers

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

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

[22-4504](#) Code Enforcement Board Meeting of May 18, 2022.

[22-4510](#) Code Enforcement Board Meeting of June 15, 2022.

NEW CASES

[NOVI-22-05-0](#) 2415 Ponce de Leon Blvd.
[334](#)

Violation Description - Zoning Code Article 14, Section 14-202.8. Zoning permit.

Code Enforcement Officer Comments: Artificial grass/turf installed in front of business.

Remedy - Comply with section 14-202.8 - Remove artificial grass/turf and obtain proper approval/permits.

Owner - Angela Martini or Anjohn Realty Investment Corp.

Code Enforcement Officer MacDonald

[NOVI-22-04-0](#) 228 Zamora Avenue
[032](#)

Violation Description - Chapter 105, Article II, Division 1 Section 105-29 Conditional of commercial property (a) 1 - Dirty roof, walls, fascia boards, walkway, sidewalk, driveway, stairs, decaying vegetation throughout entire property.

Remedy - Clean all exterior surfaces to include: sidewalk, walls, roof, fascia boards, driveway, stairs and decaying vegetation through entire property.

Owner - Fred D. Pullum

Code Enforcement Officer MacDonald

[NOVI-22-08-1](#) 718 Valencia Avenue
[276](#)

Violation Description - 82-3 City Code- Defacement of trees, shrubs, vines etc. in public places prohibited without permit. Cut 5 city trees on 8/22/22 re: case TICK-22-08-4717.

Remedy - Must obtain a written permit from the city manager and director of public service.

Owner - Biltmore Parc Condo

Code Enforcement Officer Schwartz

[NOVI-22-07-0](#) 4311 Ponce de Leon Blvd.
[903](#)

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical codes Florida Building Codes 105.1 required.

Remedy - Comply with City Code section 105-26 - Obtain "after the fact" permit for installed artificial turf or remove.

Owner - Gables Partners Holding LLC

Code Enforcement Officer Schwartz

[NOVI-22-06-0](#) 427 Santander Avenue
[670](#)

Violation Description - Zoning Code Article 11 Section 11-101 - signage installed on private parking indicating private parking without permit - striping of city right of way indicating parking spaces without permit.

Remedy - Comply with Section 11-101 - apply for an obtain "after the fact" permit for installed signare/or remove - obtain approval for striping of city right of way or remove striping.

Owner - Villa Santander Condo
Rosa de la Camara

Code Enforcement Officer Schwartz

[CE304620-073](#) 1121 Alberca Avenue
021

Violation Description - Section - 105-26 F.B.C. - section 105.1 Work done without a permit. Interior work without permit/Kitchen and Bathroom renovation without permit. Exterior work without permit/New Gate installation at porta cache and gravel installed on the right of way without permit.

Remedy - Must obtain "after the fact" permit for all work.

Owner - Pedro Rene Ortiz Pedro Andres Ortiz
Vandergrift Daniela Chaparro Diaz

Code Enforcement Officer Schwartz

[NOVI-22-03-0](#) 828 San Pedro Avenue
151

Violation Description - Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1 If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or abandonment, new permit covering the proposed construction shall be obtained before proceeding the work

Expired Permit BL-14-03-2161.

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: Antonio Silio at 3054605206 at a silio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 3054605272 at jpino@coralgables.com or Development Services at 3054605245 building@coralgables.com .

Owner - William Hernandez
Rita Hernandez

Code Enforcement Officer Selva

NOVI-22-03-0 550 Biltmore Way
095

Violation Description - Chapter 105, Article II, Division 1, Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1 Permit expiration and intent. Expired permit(s) ME-15-02-0128.

Remedy - 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: Antonio Silio at 3054605206 at a silio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 3054605272 at jpino@coralgables.com or Development Services at 3054605245 building@coralgables.com .

Owner - CGI Fund Biltmore LP
c/o CGI Merchant Group LLC

Code Enforcement Officer Selva

NOVI-22-03-0 1481 Bella Vista Avenue
098

Violation Description - Chapter 105, Article II, Division 1, Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1 Permit expiration and intent Expired permit(s):

ME-15-06-4742.

Remedy - 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: Antonio Silio at 3054605206 at a silio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 3054605272 at jpino@coralgables.com or Development Services at 3054605245 building@coralgables.com .

Owner - Wilfredo Santiago & w/Georgina

Code Enforcement Officer Selva

[NOVI-22-04-0](#) 255 Alhambra Circle
[159](#)

Violation Description - Condition of commercial property (a) (4) - Sec. 105-29 (a) - The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (4) All awnings shall be without tears or holes and free of dirt, discoloration, fading or cracking. Any lettering or painted surfaces on awnings shall conform to subsection (2) of this section. All hardware, supports and poles shall be straight, free of rust and in good condition.

Exterior of property needs to be cleaned as well as the sidewalk.

Remedy - Comply with Sec. 105-29(a)(4) Exterior of building needs to be cleaned as well as the sidewalk. May require permits.

Owner - CT Corporation System
RREEF America Reit II Corp. ZZZ

Code Enforcement Officer Quintana

[NOVI-22-04-0](#) 4950 SW 8 Street
[263](#)

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.1. Required

Code Enforcement Officer Comments: Seduction cosmetic center signs installed without a Permit.

Remedy - Must obtain permit or remove signs.

Owner - Gretel Jardon or
GDJARD Investment LLC

Code Enforcement Officer Quintana

[NOVI-22-05-0411](#) 5915 Ponce de Leon Blvd.

Violation Description - Condition of commercial property - Alleys, swale and amp; ROW to be kept clean and mowed - Sec 105-29. Condition of commercial property (s) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. Lack of landscaping.

Remedy - Comply with Sec. 105-29(a) Must repair/add landscaping.
Comply with City Code section 62-151 - Must clean sidewalk.

Owner - Patience P. Flick or
Plumer Properties LTD. PRTNSHP

Code Enforcement Officer Quintana

[NOVI-22-05-0570](#) 1325 Sorolla Avenue

Violation Description - Chapter 105, Article II, Division 1 Chapter 105-26
City Code - Adoption of building, plumbing, electrical and related technical code. Florida Building Code 105.1 Required. Chain link fence installed without a permit.

Remedy - Must obtain fence permit or remove fence.

Owner - BB Express LLC

Code Enforcement Officer Garcia

[CE301161-032](#) 3100 Douglas Rd.

[421/NOVI-22-](#)

[040083](#)

Violation Description - Chapter 105, section 105-23, F.B.C. - section 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.

Permits FD-20-09-4727, FD-15-09-4788, FD-17-12-1531, FD-15-09-4788, FD-15-09-4631, FD-11-09-6922 are expired and were not finalized.

Remedy - Must reactivate, obtain any and all pending inspections, finalize permit. Please contact permit Dept. at (305) 460-5245.

Owner - Richard B Silver Tr
c/o Altus Group US Inc.

Code Enforcement Officer Garcia

[CE295316-071](#) 720 Minorca Avenue
720

Violation Description - Zoning Code - Article 3, section 3-208. 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 Building Division. 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. City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Exterior work without approval and permit: Exterior paint, new windows, unapproved parking surface (gravel), gravel walkways, painted front walkway, new front door, removed front door, opened front porch, and ceiling fan on porch ceiling.

Remedy - Must obtain approval and permit for all work done. Obtain color palette approval from Board of Architects.

Owner - Joseph R. Buscemi
Odalys Nodarse Buscemi

Code Enforcement Officer Garcia

[NOVI-22-04-0](#) 2011 Country Club Prado
198

Violation Description - Chapter 105, Article II, Division 5, Sec. 105-278 - Floors, walls ceiling and roof.
Dirty roof, dirty walls, dirty windows, broken soffit and fascia boards.

Remedy - Clean all mentioned areas and make all necessary repairs.
Must obtain all necessary permits and inspections.

Owner -Michael Greenhaus

Code Enforcement Officer Garcia

[NOVI-22-04-0](#) 1060 Alfonso Avenue
[242](#)

Violation Description - Failure to properly maintain retaining walls abutting canal; mooring structures for docking vessels and other watercraft. Fallen dock.

Remedy - Must obtain approval and permit to repair fallen dock from Public Works 305-460-5000.

Owner - Claus Salge

Code Enforcement Officer Roman

[NOVI-22-04-0](#) 5221 Orduna Drive
[245](#)

Violation Description - Failure to properly maintain retaining walls abutting canal; mooring structures for docking vessels and other watercraft. Fallen dock.

Remedy - Must obtain approval and permit to repair fallen dock from Public Works 3054605000.

Owner - 5221 Orduna Drive Holding LLC

Code Enforcement Officer Roman

[CE308349-022](#) 151 Edgewater Drive
[622/NOVI22-0](#)
[4-0265](#)

Violation Description - Chapter 105, section 105-26, F.B.C. section 105.1 Work done without a permit. Exterior renovations being performed without approval/permits i.e. Planters, concrete steps, additional of pavers driveways with artificial grass and exterior lighting.

Remedy - Must obtain all necessary approval and permits.

Owner - Gustavo E. Llorente
Bruzual Alexandra Cerquone

Code Enforcement Officer Roman

[CE306096-111](#) 425 Vilabella Avenue[421/NOVI-22-](#)[040168](#)

Violation Description - Chapter 105 , section 105-26 F.B.C. - section 105.1 Work done without a permit. Brick on front entry and green awning were removed without a permit. No driveway installed.

Remedy - Must obtain after the fact permit for work done.

Owner - Nicholas Estefan
Chandra Lasley

Code Enforcement Officer Vilato

[CE303996-063](#) 522 San Lorenzo Avenue[021/NOVI-22-](#)[040051](#)

Violation Description - Chapter 105, section 105-23, F.B.C. - section 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.

Building Permit BL-17-02-0213 (Swimming Pool, Spa & Paver Pool Deck) is expired and has been uncompleted for more than a year.

Remedy - Must re-activate the permit and pass all inspections to close the permit.

Owner - Toby Scott Barnhart
Carol Fernandez

Code Enforcement Officer Vilato

[CE295268-071](#) 3520 Segovia Street[620/NOVI-05-](#)[020418](#)

Violation Description - Chapter 105 Minimum Housing - Property roof is in disrepair, covered with three blue tarps and dirty. Soffits, planters, front entry & walkway and sidewalks are dirty.

Remedy - Must remove blue tar but also clean and repair roof. Must clean and/or paint soffits, planters, front entry & walkway and sidewalks are dirty.

Owner - Esteban Juan Prellezo & Lily F. Prellezo

Code Enforcement Officer Vilato

[CE305317-091](#) 201 Grant Drive
[021/NOVI-22-](#)
[050311](#)

Violation Description - Chapter 105, section 105-26 F.B.C. - section 105.1
Work done without a permit. Building wooden structure on the side of
property without a permit.

Remedy - Must obtain permit and all approval before completing work.

Owner - McVicker Monroe Coleman III

Code Enforcement Officer Vilato

[NOVI-22-05-0](#) 5877 Ponce de Leon Blvd.
[401](#)

Violation Description - Installed security lights on perimeter of building. 5
on west side 7 on north side and changed parking lot lighting without a
permit.

Remedy - Must obtain after the fact permit for work completed.

Owner - Windsor Investments

Code Enforcement Officer Vilato

[NOVI-22-04-0](#) 625 Bird Rd.
[220](#)

Violation Description - Zoning Code Article 14, Section 14-202.8 Zoning
permit. Installed concrete paver walkway artificial turf in between in front
yard without a permit.

Remedy - Must obtain after the fact permit for work done.

Owner - Mareas 2750 LLC

Code Enforcement Officer Vilato

[CE306294-120](#) 741 Valencia Avenue
[521/NOVI-22-](#)
[050403](#)

Violation Description - Chapter 105, section 105-26 F.B.C. - section 105.1
Work done without a permit. Roof being repaired without a permit. Roof,
walls, walkway and sidewalk are dirty and discolored.

Remedy - Must pressure clean roof, walkways, sidewalks and walls. Paint
walls if necessary. Must obtain all approvals and permits. Must obtain a
permit for roof repair.

Owner - Alliance Starlight III LLC

Code Enforcement Officer Vilato

[CE308299-022](#) 471 Loretto Avenue
[222/NOVI22-0](#)
[5-0305](#)

Violation Description - Zoning Code - Article 3, section 3-208. 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 Building Division. 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.
This case has been migrated to Energov for completion. See Energov Case
#NOVI-22-05-0305:

Installed new wood deck, lattice screening and steps at rear of property without
a permit.

Remedy - Must obtain after the fact permit and approvals for wood deck.

Owner - Thomas P. Murphy

Code Enforcement Officer Vilato

[CE308367-022](#) 458 Loretto Avenue
[822/NOVI22-0](#)
[5-0451](#)

Violation Description - City Code - Chapter 105. Minimum Housing.
This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0451
Roof, walls, driveway and sidewalks are dirty. Walls are discolored with different paint colors.
Driveway ribbons are cracked and in disrepair. Fence at rear of property and gate and fence on west side is in disrepair.

Remedy - Must pressure wash walls, walkways, roof. Must paint walls. Must repair fence. Must repair driveway ribbons. Must obtain all permits and approvals necessary to complete work.

Owner - Blanca I Franco

Code Enforcement Officer Vilato

CONTINUED CASES

HISTORIC CASES

[NOVI-22-04-0](#) 113 - 115 Frow Avenue
[241](#)

Violation Description - Chapter 105, Article V, Division 4, Sec. 105-249. - Stairs, porches and railings
Chapter 105, Article V, Division 6, Sec. 105-314. - Plumbing fixtures connected to sewer lines
Code Enforcement Officer Comments: Raw sewage draining on property due to broken piping.
Broken glass , wooden railings, and trash all over property.
Raw sewage draining on property due to broken piping. Broken glass , wooden railings, and trash all over the property.

Remedy - Must obtain approval and permit for repairs. Must replace/repair glass, wooden railing and keep property free of litter at all times.

Owner - Lemano Investments LLC

Code Enforcement Officer Roman

NOVI-22-05-0 1253 Obispo Avenue
338

Violation Description - Chapter 105, Article II, Division 1 Chapter 105-26 - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.1 required.

Roof tiles painted without a permit.

Remedy - Must obtain and finalize an after the fact permit.

Owner - Ivortwick LLC

Code Enforcement Officer Garcia

CE308261-021 910 Capri Street
722/NOVI22-0
5-0468

Violation Description - Zoning Code - Article 3, section 3-208. 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 Building Division. 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.

Transferred to Energov NOVI-22-05-0468
Chain link fence installed without a permit.

Remedy - Chain link fence installed without a permit.

Owner - Reinaldo Julio Borges Jr.
Alice Dahbura Borges

Code Enforcement Officer Garcia

STATUS CASES

[CE297928-110](#) 4800 Le Jeune Road
420

Summons to Appear on Non-Compliance

CEB 5/18/22 Agreed Order entered into with the City.

Violation Description -The property roof is in disrepair. The soffits are missing in some areas. The building walls are dirty, discolored and/or peeling. Windows are missing paint around the sills. Parking lot is missing pavement in some areas.

Address sign is in disrepair. Windows are missing cover and not opaque. Swale is missing ground cover. Walkways and sidewalks are dirty.

Remedy - Must repair property roof. Must replace soffits in areas which missing. Must clean and paint property walls as to match existing. Must painting window sills to match existing. Must repave missing areas in parking lot.

Must repair address sign. Must cover screen windows from view of the public. Must recover the swale area. Must clean walkways and sidewalks.

Owner - Properties 4 Us Inc.

Code Enforcement Officer Vilato

[CE303461](#)

1129 Sevilla Avenue

Summons to Appear on Non-Compliance

CEB 9-15-2021 - Agreed order read into the record by Assistant City Attorney, Gus Ceballos.

Violation Description - Case has been migrated to Energov
See case NOVI-22-05-0435 for follow up
Case is being monitored by outside council

1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and failure to maintain registry of vacant Property current to reflect the new owner and property manager.

2) Sections 226, 227, 248, 250, 255, 275, 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the garage: Failure to maintain an accessory structure by allowing: termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.

3) Sections 224, 250, 255, 278, 279, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: termite infestation; roof leaks; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy - 1) Update the registration the Property (at www.ProChamps.com) to reflect the new owner and property manager and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.

2) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

3) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - Darling Point, LLC
c/o Irene Dubrovina

Code Enforcement Officer Schwartz

ADJOURNMENT