

# **City of Coral Gables**



## **Agenda - Final**

**Wednesday, June 17, 2026**

**8:30 AM**

**Police and Fire Headquarters, Community Meeting Room**

### **Code Enforcement Board**

**Zoom Link: <https://us06web.zoom.us/j/82004327867>**

## **CALL TO ORDER**

## **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-26-04-1 5 VERAGUA AVENUE  
2884**

**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-installation of window awning shutters, windows, front door and exterior light fixtures; removal of entrance columns; tile installation at entrance; and new walkway.

**Remedy** - Obtain after-the-fact permits for all work performed.

**Owner** - SEGUNDO PLA & SABRINA PLA

**Code Enforcement Officer Sole**

[NOVI-25-10-1](#) **705 SAN ANTONIO AVENUE**  
[1790](#)

**Violation Description** - Zoning permit required - Section 14-202.8.  
Zoning permit Need to search or appeal your citation? Case #:NOVI-25-10-11790 Folio #: 0341200220220 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** - Installing floor tiles on the front porch of Private Property, without a permit.

**Remedy** - Must obtain an after the fact permit for the installation of floor tiles on front porch of Private Property.

**Owner** - IOANNIS SOTIROPOULOS

**Code Enforcement Officer** Marrero

[NOVI-26-01-1](#) **719 JERONIMO DRIVE**  
[2308](#)

**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** - Dura fence installed on the side of Property without a permit after being denied.

**Remedy** - Must either re-apply and obtain a permit for the Dura Fence on the side of your Property or remove Dura Fence completely.

**Owner** - JULIO M DE PENA BATISTA

**Code Enforcement Officer** Marrero

[NOVI-26-04-1](#) **415 ARAGON AVENUE**  
[2861](#)

**Violation Description** - Uncompleted Building - Section 14-202.7.  
Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

**Code Enforcement Officer Comments** - Uncomplete building.

**Remedy** - Must pass final inspections on all required permits to remove or complete the work, as applicable. Comply with Section 14-202.7(D)

**Owner** - 415 ARAGON AVENUE LLC or R/A: KLITZMAN LAW GROUP  
PLLC

**Code Enforcement Officer Selva**

NOVI-26-04-1 **415 ARAGON AVENUE**  
2859

**Violation Description** - Section 8-108 Demolition by neglect - The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article. 1. It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following: a. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially; b. Deteriorated or inadequate foundations; c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety; d. 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; e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; g. 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; h. Any structure which is not properly secured and is accessible to the general public; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and j. The spalling of the concrete of any portion of the interior or exterior of the building. 2. A City code enforcement official who finds a violation of this Section shall issue a written warning to the violator to immediately correct the violation. If any building, structure, landscape feature, improvement, site, or portion thereof which has been historically designated pursuant to the Historic Preservation provisions, in the opinion of the Historic Preservation Board, or the Historic Preservation Officer in this Article, or the City's Building Official, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, the Historic Preservation

Officer or the City's Building Official shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours notice to the owner of intent to inspect. In the event the property owner refuses entry of any City official onto the subject property, the City may file an appropriate action to allow such officials access to the subject property for an inspection. The City may require that the property owner retain a professional structural engineer with comprehensive experience with historically designated properties registered in the state, to complete a structural evaluation report to be submitted to the City. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including holes, punctures, mechanical systems, and/or roof penetrations as necessary to preserve the building or structure in good condition. The owner shall substantially complete such remedial and corrective action within thirty (30) days of receipt of the report, or within such time as deemed appropriate by the building official, in consultation with the Historic Preservation Officer. Such time may be extended at the discretion of the City's building official, in consultation with the Historic Preservation Officer. 3. If the owner of the subject property, in the opinion of the City's Building Official and Historic Preservation Officer, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the City may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure or building into compliance with the required minimum maintenance standards herein and seeking civil penalties, such civil action may only be initiated at the discretion of the City Manager or designee. The court shall order an injunction providing such remedies if the City proves that the property owner has violated the required minimum maintenance standards or any portion of this section or this code. 4. Any historically designated building, structure, landscape feature, improvement, site, or portion thereof which requires an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished. 5. There shall be no variances, by either the Board of Adjustment or the Historic Preservation Board, from any of the provisions contained in this Section, except if the property owner

demonstrates to the Board that the required remedial and corrective action would create an unreasonable or undue hardship as described in Section 8-115. C. The ad valorem tax exemption provided for historic properties under Sections 8-118 through 8120 does not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed or demolished in violation of this Section.

**Code Enforcement Officer Comments** - Demolition by neglect.

**Remedy** - Apply for, obtain, and pass final inspection on all required after-the-fact development approvals, including, but not limited to, building permits, to legalize or remove all work done without a permit, as applicable and Clean, repair, and maintain the structure on the property and apply for, obtain, and pass final inspection all required development approvals, including, but not limited to, building permits, to repair and maintain the structure; including, but not limited to, any required color palette approval to paint the structures.

**Owner** - 415 ARAGON AVENUE LLC or R/A: KLITZMAN LAW GROUP  
PLLC

**Code Enforcement Officer Selva**

[NOVI-26-02-1](#) **6410 LEONARDO STREET**  
[2531](#)

**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, enclosure of garage.

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

**Owner** - LAWRENCE T. DEDDY

**Code Enforcement Officer Selva**

**HISTORIC PROPERTIES****NOVI-26-03-1 1112 CASTILE AVENUE  
2717**

**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** - Gravel on city right of way without approval or permits.

**Remedy** - Obtain approval and permits from City/Public Works or must remove and replace with sod. Please contact [building@coralgables.com](mailto:building@coralgables.com) or 305-460-5245 for any additional questions.

**Owner** - HOUSTON MOUNTAIN HOLDINGS LLC

**Code Enforcement Officer Selva**

**STATUS CASES****NOVI-23-09-3 931 RODERIGO AVENUE  
248**

*(Requested second administrative hearing in response to Notice of Intent to Lien dated to May 14th, 2026).*

*(Previous Board Findings - Guilty / 120 days to obtain and close roof repair permit and remove tarp / \$150 daily running fine thereafter / \$108.75 Administrative Fee (7/16/2025)).*

**Violation Description** - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013).

**Code Enforcement Officer Comments** - Tarp remaining on roof, without roofing permit.

**Remedy** - Must obtain a roof permit to repair or re-roof. If permit is not approved \*MUST\* remove tarp. \*\*Please contact \*\* - Development Service, Permit Division 427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245; developmentservices@coralgables.com. \*\*Case is from 2023.\*\*

**Owner** - Jacqueline S. Durand

**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 requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez (Email: jrodriguez4@coralgables.com, Telephone: 305-722-8675, 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.*