

**CITY OF CORAL GABLES  
CODE ENFORCEMENT BOARD  
RECAP OF AGENDA  
FEBRUARY 20, 2008 MEETING  
8:30 A.M.**

**I. STATUS REPORTS:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
07-11084 0707275	EMILIO CUBERO & W CAROLINA F. 1032 Cotorro Avenue	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. House looks to be in an abandoned state. House requires cleaning, painting and maintenance of yard.	<b>CITED: 07/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER: 12/19/07</b> <b>B= Guilty/Comply by 12/26/07 or \$150 per day fine.</b> <b>(Clean property, board up windows, cut grass &amp; board up garage door).</b>  <b>STATUS REPORT EVERY MONTH PER BOARD &amp; RESPONDENT TO BRING IN MARCH CERTIFICATE FROM A PEST CONTROL COMPANY.</b>
07-11094 0807052	NANCY D. SUAREZ & LUCIA FRAGA 657 N. Greenway Drive	Section 3-1106 (A) Zoning Code: Failure to obtain a Certificate of Appropriateness from the Historic Preservation Board i.e. Failure to obtain a Certificate of Appropriateness from the Historic Preservation Board.	<b>CITED: 08/07</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by paying fee to attend Historic Board for Jan. 2008 or \$150 per day fine.</b>  <b>STATUS REPORT.</b>

## II. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
06-10335 0606212	3700 PONCE LLC 3700 Ponce de Leon Blvd.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Wood framing on 2 <sup>nd</sup> floor, wood shed at rear of property and BBQ on rear of property. Must be removed.	<b>CITED: 06/06</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
06-10639 1206143	CONSOLIDATED BANK NA % BANK OF AMERICA NCI-001-03-81 214 Giralda Avenue	Section 105-27 City Code: Property is in need of maintenance by one of the following: needs painting, repairs, or awnings in need of repair i.e. Pressure clean and paint building due to fade and peeling of paint. Must provide all necessary permits prior.	<b>CITED: 12/06</b>  <b>O: CORREA</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-10721 0207054	MENORES INVESTMENT LLC 119 Menores Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Roof, electrical, interior work prior to approval & permit. Rear of property, storage area. Red tagged 02/07/07.	<b>CITED: 02/07</b>  <b>O: CORREA</b>  <b>COMMENTS: CLOSED PER OFFICER.</b>
07-10812 0307226	D W HOTEL CONDOMINIUM INC. 700 Biltmore Way	Section 3-207(D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Permitted work not completed & inspections for more than one year.	<b>CITED: 03/07</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-10836	ALINA ALSINA	Section 5-1409 Zoning Code: Minimum	<b>CITED: 02/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0207144	816 Tangier Street	off-street parking required for a single family residence is a porte-cochere, breezeway or garage i.e. Garage enclosure prohibited.	<b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER DONA LUBIN/ASST. CITY MANAGER &amp; LOURDES ALFONSIN/ ASST. CITY ATTY.</b>
07-11076 0707253	DOUGLAS CENTRE RB GEM LLC 2600 Douglas Road	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. "Bank of America" sign was installed without approvals and permit.	<b>CITED: 07/07</b>  <b>O: GARCIA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$250 PER DAY FINE.</b>
07-11153 0607115	JOSE LUIS BALCELLS & ELIZABETH BALCELLS 1181 S. Alhambra Circle	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. New awning installed on side of house in side setback prior to approval and permit, must remove.	<b>CITED: 06/07</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11173 0907087	LILLIE M. TERRELL 4916 Washington Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. New concrete driveway prior to approval and permit.	<b>CITED: 09/07</b>  <b>O: CORREA</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11174 0807104	BEVERLY HILLS CAFÉ VIII INC. 1561 Sunset Drive	Section 5-1902 (D1) Zoning Code: Maintaining a sign or signs advertising a business that has vacated the premises, which is prohibited i.e. Edy's Chicken business vacated and sign must be removed.	<b>CITED: 08/07</b>  <b>O: CORREA</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11179	JUAN E. PUID & W DIANA	Section 5-108 Zoning Code: Maintaining	<b>CITED: 09/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0907040	13081 San Mateo Street	a swimming pool which does not have a proper protective enclosure i.e. Gate on east side of property is not self-latching and closing.	<b>O: SHEPPARD</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/21/08 OR \$250 PER DAY FINE.</b>
07-11180 0707122	JOSE E. FANO & W TANIA 4884 N. Kendall Drive	Section 62-58 City Code: Failure to obtain a public works permit for doing work on the public right-of-way which is prohibited i.e. Landscaping on city right of way requires approval and a permit.	<b>CITED: 07/07</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11198 0907126	PETER M. DEVERELL 4950 Riviera Drive	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. Roof tiles on roof are loose and need to be repaired.	<b>CITED: 09/07</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11220 0707094	ERNESTO DELGADO 2005 Red Road	Section 3-207 (D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Must reactive permit #03100489, spa, deck & obtain required inspections.	<b>CITED: 07/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b> <b>ELECTRICAL VIOLATION: COMPLY BY 2/21/08 OR \$250 PER DAY FINE.</b>
07-11221 1007154	JULIO MOREJON & W MARIA GONZALEZ	Section 4-101 Zoning Code: Conducting or operating a business from a residential	<b>CITED: 10/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
	1220 Wallace Street	area is prohibited i.e. Complaint of running business from a residence (US Building Support Services LLC).	<b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$250 PER DAY FINE.</b>
07-11227 1007037	MARIPOSA RESOURCES CORP. 1136 S. Dixie Highway	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. Installing window signs without approval and permit.	<b>CITED: 10/07</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11229 1007124	ORLANDO RODRIGUEZ-RAMS 435 Hardee Road	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. New awning on side of property installed prior to approval and permit is in side setback and requires immediate removal.	<b>CITED: 10/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11230 1007183	MARIA M. FUERTES 5010 Le Jeune Road	Section 3-207 (D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Open permits exist on property for over one year. Must reactivate permits and obtain all necessary inspections.	<b>CITED: 10/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11231 0607208	THOMAS R. POST & W JUDITH 1212 Alhambra Circle	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Must remove wire fencing installed without permit.	<b>CITED: 06/07</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11233 0907055	OFELIA YU LEE 13668 Deering Bay Drive	Section 7-201(B) Zoning Code: Construction or alterations done on	<b>CITED: 09/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		premises deviate from approved plans i.e. Alterations must be approved and plans revised i.e. Window on south side removed, wood around windows, shower on north side etc.	<b>O: SHEPPARD</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11234 0907056	OFELIA YU LEE 13668 Deering Bay Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Pool without approval and permit.	<b>CITED: 09/07</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11238 1007128	245 ALTARA AVE LLC C/O ELLIOTT HARRIS 4111 Salzedo Street	Section 105-27 City Code: Property is in need of maintenance by one of the following: needs painting, repairs, or awnings in need of repair i.e. Building in need of maintenance by painting, repairs, obtain necessary permits.	<b>CITED: 10/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$250 PER DAY FINE.</b>
07-11246 0707172	THOMAS R. POST & W JUDITH 1212 Alhambra Circle	Section 3-207(D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Must reactivate the following permits & obtain mandatory inspections: 91060239 water closet & 96080325 exterior painting.	<b>CITED: 07/07</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
04-11247 0804140	ANGELA ROJAS 1200 Wallace Street	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior construction without obtaining required permit.	<b>CITED: 08/04</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11248 1007107	JOANNA CASANUEVA 1000 Wallace Street	Section 54-29 City Code: Litter and debris exist on property, which is	<b>CITED: 10/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		prohibited. (Litter is defined as garbage, refuse/junk, or rubbish) i.e. Must removed trash & debris from rear of property.	<b>O: SPRINGMYER</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11250 1007156	BRUNO L. GARCIA & W GILLIAN & BRUNO C GARCIA 1953 Red Road	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Painted exterior of house without obtaining required permit.	<b>CITED: 10/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11251 1007158	MILTON D. ORTEGA 1229 Cordova Street	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Must obtain mandatory permits for window installation & kitchen demolition.	<b>CITED: 10/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>  <b>ELECTRICAL VIOLATION:</b> <b>COMPLY BY 2/21/08 OR \$250 PER DAY FINE.</b>
07-11252 1107029	CARLOS PRIO & W BRIGID 6908 Capilla Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installing large carport awning prior to approval and permit.	<b>CITED: 11/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 5/20/08 OR \$150 PER DAY FINE.</b>
07-11257 1107056	370 PROPERTY LLC 370 Miracle Mile	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior demo/renovations without approval and permit.	<b>CITED: 11/07</b>  <b>O: DAVIDSEN</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11260 1107003	MENORES DEV LLC 1431 Galiano Street	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance	<b>CITED: 11/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		with City Code, Chapter 105, known as the Housing Standards Code i.e. Building is in need of maintenance. Must clean and/or paint, repair roof and replace broken windows.	<b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A= \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$250 PER DAY FINE.</b>
07-11261 1107004	TRUE NORTH SANTILLANE LLC 3 Santillane Avenue	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. Building is in need of maintenance, roof must be repaired or replaced, exterior must be cleaned and/or painted.	<b>CITED: 11/07</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/5/08 OR \$250 PER DAY FINE.</b>
07-11262 1007219	Z H Z SANKAR & R R SANKAR & A A B A SANKAR & F R SANKAR 929 Sorolla Avenue	Section 5-1406 Zoning Code: Maintaining a wall, shrub, or hedge over (3) feet in height within the triangle of visibility, which is prohibited i.e. Maintaining a shrub, or hedge over 3 ft. in height within the triangle of visibility, prohibited.	<b>CITED: 10/07</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11264 1007084	VICTOR VICTORIANO & W ANA 510 Catalonia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval, permit & inspections for exterior tile. Pool deck & stairs.	<b>CITED: 10/07</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11268 1007203	FREMONT INVESTMENT & LOAN C/O VAN NESS LAW FIRM 826 Pizarro Street	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. Damaged roof (garage), broken windows & doors throughout.	<b>CITED: 10/07</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11269 1007140	ARMANDO AGUIRRE & W MARILYN C.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction,	<b>CITED: 10/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
	1143 Obipso Avenue	alterations and/or repairs without necessary approval and permit(s) i.e. Installed door in garage without obtaining required permit. Permit must be obtained for repair.	<b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11171 0907026	NESTOR MACHADO JR 460 San Servando Avenue	Section 4-416 Zoning Code: Maintaining cat(s)/dog(s) which are creating a nuisance by way of either noise, odor or menace to health i.e. Dog barking at all hours creating a nuisance to neighbors, must keep dog from barking.	<b>CITED: 09/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/21/08 OR 1<sup>ST</sup> &amp; 2<sup>ND</sup> TIME VIOLATION OCCURS \$250 AND \$500 FROM 3<sup>RD</sup> TIME ON.</b>
07-11274 1107052	LUCIA FRAGA 6611 San Vicente Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. A/C unit installed in side setback without permit. Must obtain necessary permit & relocate.	<b>CITED: 11/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/21/08 OR \$250 PER DAY FINE.</b> <b>IMMEDIATE LIEN.</b>
07-11275 0207001	ALAN N. SCHNEIDER & W MABEL P. 700 Biltmore Way #601	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior remodeling of bathroom w/o obtaining required permits/inspections.	<b>CITED: 02/07</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11285 1107129	RESIDENT 621 Madeira Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Paver driveway installation without obtaining required permit.	<b>CITED: 11/07</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11290 0507004	STEPHEN STANSELL 5654 Granada Blvd.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction,	<b>CITED: 05/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		alterations and/or repairs without necessary approval and permit(s) i.e. Exterior alterations prior to approval and permit. (i.e. – concrete slab extension to porch and tile).	<b>O: GARCIA</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11296 0707088	RICARDO M. RUIZ & W CARMEN O. 1224 Andora Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Wood shutters installed on front of house prior to approval and permit.	<b>CITED: 07/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00 WAIVED</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11297 1107150	MICHEL FARAH & W CORA JACOBSON 506 Sunset Road	Section 3-207(D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Open permits exist on property for over one year, including new residence under construction for 2 years.	<b>CITED: 11/07</b>  <b>O: CORREA</b>  <b>COMMENTS: CONTINUED PER LOURDES ALFONSIN/ ASST. CITY ATTY.</b>
07-11302 1007126	245 ALTARA AVE LLC C/O ELLIOTT HARRIS 245 Altara Avenue	Section 105-27 City Code: Property is in need of maintenance by one of the following: needs painting, repairs, or awnings in need of repair i.e. Building is in need of maintenance by painting, repairs, obtain necessary permits.	<b>CITED: 10/07</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$250 PER DAY FINE.</b> <b>IMMEDIATE LIEN.</b>
07-11308 1207017	J KARATY & E JEPEWAY & S MARRO A EHRENHAFT & S ROUVIERE ETALS 460 Biltmore Way	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval, permit & inspection for a/c equipment.	<b>CITED: 12/07</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11309 1007092	BEATRIZ SANDIN 1206 Capri Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction,	<b>CITED: 10/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		alterations and/or repairs without necessary approval and permit(s) i.e. Deck/raised patio requires approval, permit & inspection.	<b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/20/08 OR \$150 PER DAY FINE.</b>
L08-7042 0707300	BAYVIEW COLONNADE LLC (OWNER) CRESCENT REAL ESTATE/E SIEGRIS % DELOITTE (TENANT) 2333 Ponce de Leon Blvd. #312	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 07/07</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L08-7044 0711006	FUND VIII ATRIUM REMO LP (OWNER) IPR FOUNDATION (TENANT) 1500 San Remo Avenue, Ste. 222	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 11/07</b>  <b>O: PORTU</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/21/08 OR \$250 PER DAY FINE.</b>

### **III. CONTINUED FROM PREVIOUS MEETINGS:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
06-10548 0806118	EDWARD S. LOCASCIO & W SILVIA M. C/O LEON E. SHARPE, P.A. 2806 Granada Blvd.	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. Must obtain required permits to have roof repaired (missing tiles) House is full of mildew as well.	<b>CITED: 08/06</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES: 1/24/07 6 months per Elizabeth Hernandez/City Atty.</b>  <b>9/19/07 60 days per Board.</b>  <b>12/19/07 60 days per Board.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/20/08 OR \$150 PER DAY FINE.</b>
07-10712 0207025	DISENOCE INC. % ORLANDO CUEVAS 700 Biltmore Way, #1019	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed tile flooring w/o obtaining required permit & inspections.	<b>CITED: 02/07</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER: 4/17/07</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by 5/17/07 or \$150 per day fine.</b>  <b>7/3/07 Board abated all fines.</b>  <b>BOARD'S ORDER:</b> <b>ORDER OF 4/17/07 DISMISSED.</b>  <b>A = \$75.00</b> <b>B = GUILTY/IMMEDIATE DAILY FINE OF \$150 UNTIL COMPLIANCE.</b>
07-10898 0507139	JAIME A. BIANCHI 765 N. Greenway Drive	Section 3-207(D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Roof permit active over one year, no inspection done.	<b>CITED: 05/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINUANCES: 9/19/07 Per officer.</b>  <b>10/17/07 Per Board.</b>  <b>12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>PROGRESS IN 90 DAYS.</b>
07-10954 0607039	PANAL PROPERTIES INC. 285 Las Brisas Court	Section 3-207(D) Zoning Code: No building not fully completed in	<b>CITED: 06/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		compliance with plans and specifications is permitted to exist more than one (1) year i.e. Re-roof permit from 1993 kitchen cabinets (top) from 2001 must be closed must reactivate and call in inspections.	<b>O: CORREA</b>  <b>CONTINANCES: 10/17/07 Per Officer.</b>  <b>12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11056 0707235	RAMON L. IRIGOYEN & W ALITA 2103 Alhambra Circle	Section 3-207(D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Must reactivate the following permits & obtain mandatory inspections: 00110013 gas & 03010465 driveway.	<b>CITED: 07/07</b>  <b>O: SPRINGMYER</b>  <b>CONTINANCES: 12/19/07 Per Officer.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11059 0707218	SORRENTO JEWLERY DESIGN INC. 1230 Capri Street	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior renovations, no permit, obtain approval, permit & inspection for: kitchen, demo, drywall, electric, plumbing, etc.	<b>CITED: 07/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINANCES: 12/19/07 Per Board.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b> <b>ELECTRICAL VIO. = COMPLY BY 2/21/08 OR \$250 PER DAY FINE.</b>
07-11060 0707209	SORRENTO JEWLERY DESIGN INC.	Section 3-207(D) Zoning Code: No building not fully completed in	<b>CITED: 07/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
	1230 Capri Street	compliance with plans and specifications is permitted to exist more than one (1) year i.e. No building not fully completed in compliance with permit is permitted to exist more than one year.	<b>O: BERMUDEZ</b>  <b>CONTINUANCES: 12/19/07 Per Board.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11071 0307150	VIVIAN MARIA DEL C MERCADO 1002 Capri Street	Section 5-302(G) Zoning Code: Awning(s)/canopy(ies) is in disrepair by one or more ways: tears, discoloration, structure needs maintenance, etc. i.e. Awning is in disrepair, obtain required permit to recover or replace.	<b>CITED: 03/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINUANCES: 12/19/07 Per Officer.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11126 0807050	SUSAN T. TOYOS 837 Lorca Street	Section 4-101 Zoning Code: Conducting or operating a business from a residential area is prohibited i.e. Conducting or operating a business from a residential area is prohibited.	<b>CITED: 08/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINUANCES: 10/17/07 per Officer.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11155 0707208	SORRENTO JEWLERY DESIGN INC. 1230 Capri Street	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. Maintaining a dwelling not in compliance with City Code, Ch. 105 – The Housing Standards Code. Repair damaged roof, windows, doors, garage door, ext. paint, trim & yard.	<b>CITED: 07/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINUANCES: 12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11160 0707306	ARUN K. PURI TRS ARUN K. PURI (BEN)	Section 3-208 Zoning Code: Maintaining/Doing exterior construction,	<b>CITED: 07/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
	341 Leucadendra Drive	alterations and/or repairs without necessary approval and permit(s) i.e. Windows & doors without approval and permit.	<b>O: SHEPPARD</b>  <b>CONTINANCES: 12/19/07 Per Board.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11163 0907030	SORRENTO JEWLERY DESIGN INC. 1230 Capri Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval, permit & inspection, (door replacement).	<b>CITED: 09/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINANCES: 12/19/07 Per Officer.</b>  <b>BOARD'S ORDER</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/08 OR \$150 PER DAY FINE.</b>
07-11177 0907001	THE KENNETH L. FOSTER TRUST 130 Antiquera Avenue	Section 5-301 Zoning Code: Maintaining/Installing/Recovering an awning(s) or canopy without necessary approval and permit i.e. Free standing canopy type awning installed without permit. Must remove.	<b>CITED: 09/07</b>  <b>O: DAVIDSEN</b>  <b>CONTINANCES: 12/19/07 per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/20/08 OR \$150 PER DAY FINE.</b>
07-11183 0907088	MANUEL HERRAN & W NYRIA % AGMA	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance	<b>CITED: 09/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
	PROPERTIES/LEASING OFFICE 131 Menores Avenue	with City Code, Chapter 105, known as the Housing Standards Code i.e. Roof is in disrepair, missing tiles visible from street view, must repair with all necessary permits.	<b>O: DAVIDSEN</b>  <b>CONTINUANCES: 12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/5/08 OR \$250 PER DAY FINE.</b>
07-11186 0907128	CARLOS J. GIMENEZ & TANIA G. CRUZ 517 Minorca Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval for chain link fence & window/door replacement, permit & inspections.	<b>CITED: 09/07</b>  <b>O: BERMUDEZ</b>  <b>CONTINUANCES: 12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/5/08 OR \$150 PER DAY FINE.</b>
07-11204 0607220	JOHN C. CAREY 1400 Alberca Street	Section 3-207 (D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Must reactivate permit #06050192 & obtain mandatory inspections.	<b>CITED: 06/07</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES: 12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/20/08 OR \$150 PER DAY FINE.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
07-11215 0607005	SYBIL J. LIPSCHULTZ 2308 Segovia Circle	Section 5-1409 Zoning Code: Minimum off-street parking required for a single family residence is a porte-cochere, breezeway or garage i.e. Garage enclosure without obtaining required permit and inspections.	<p><b>CITED: 06/07</b></p> <p><b>O: BERMUDEZ</b></p> <p><b>BOARD'S ORDER: 12/19/07</b>  <b>A = \$75.00</b>  <b>B = Guilty/Comply by 12/20/07 or \$250 per day fine (electrical violation) &amp; comply by 1/18/08 or \$150 per day fine.</b></p> <p><b>COMMENTS: Case to be reheard.</b></p> <p><b>COMPLIED PRIOR TO HEARING.</b></p>
07-11217 1007086	MICHELLE SANCHEZ DOPAZO 500 Catalonia Avenue	Section 3-207 (D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. No property is permitted to exist more than one (1) year, open permits, 92110599, 93060447, 93070440, 93080686, 98100051, 98100147, 98120099, 06050137.	<p><b>CITED: 10/07</b></p> <p><b>O: BERMUDEZ</b></p> <p><b>BOARD'S ORDER: 12/19/07</b>  <b>A = \$75.00</b>  <b>B = Guilty/Comply by 1/18/08 or \$150 per day fine.</b></p> <p><b>BOARD'S ORDER: ORDER OF 12/19/07 DISMISSED.</b></p> <p><b>NEW ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/19/08 OR \$150 PER DAY FINE.</b></p>
07-11244	INTEGRATED REAL EST	Section 4-101 Zoning Code: Homes in a	<b>CITED: 10/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
1007070	LLC 705 Majorca Avenue	“R” Use District are to be occupied exclusively by one family or by no more than 3 unrelated individuals. i.e. Single family residence are to be occupied exclusively by one family or by no more than 3 unrelated individuals.	<b>O: BERMUDEZ</b>  <b>CONTINUANCES: 12/19/07 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 5/20/08 OR \$150 PER DAY FINE.</b>

#### **V. REQUESTS FOR BOARD'S REVIEW:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
05-9969 0505132	EDUARDO FUENTES JR. & W ANNA 1217 Coral Way	Section 22-10 Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Open permits exist for over one year.	<b>CITED: 05/05</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER: 9/19/06</b> A= \$75.00 B= Guilty/Comply by 10/19/06 or \$250 per day fine.  <b>ABATEMENT: 9/19/07</b> From 9/19/07 – 1/1/08.  <b>RESPONDENT REQUESTS AN ABATEMENT.</b>  <b>RESPONDENT WAS NOT PRESENT.</b>
06-10472 0306286	JOSE A. SEGRERA & W ELAINE 5401 Maggiore Street	Section 22-10 Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Open permit for fence from '04. Must reactivate permit and call for final inspections.	<b>CITED: 03/06</b>  <b>O: CORREA</b>  <b>CONTINUANCES: 4/17/07 6 months per Board.</b>  <b>BOARD'S ORDER: 10/17/07</b> A= \$75.00 B= Guilty/Comply by 11/16/07 or \$150 per day fine.  <b>12/19/07 Continued prior to hearing.</b>  <b>ABATEMENT GRANTED FROM 11/16/07 – 5/16/08.</b>
07-11014 0707114	JULIUS GONZALEZ & ANA LAM	Section 3-208 Zoning Code: Maintaining/Doing exterior construction,	<b>CITED: 07/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
	800 Ortega Avenue	alterations and/or repairs without necessary approval and permit(s) i.e. Remodel of front façade (steps) & front door. Requires Board of Architect approval, permit & inspection.	<b>O: BERMUDEZ</b>  <b>BOARD'S ORDER: 10/17/07</b> A= \$75.00 B= Guilty/Comply by 1/15/08 or \$150 per day fine.  <b>RESPONDENT REQUESTS AN ABATEMENT.</b>  <b>COMPLIED PRIOR TO HEARING.</b>
07-11091 0507073	WALTER E. ORTIZ-COLON &W ESTHER 3901 Toledo Street	Section 5-1409 Zoning Code: Minimum off-street parking required for a single family residence is a porte-cochere, breezeway or garage i.e. Enclosed garage.	<b>CITED: 05/07</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> A = \$75.00 B = Guilty/Comply by 1/15/08 or \$150 per day fine.  <b>ABATEMENT GRANTED FROM 1/15/08 – 4/15/08.</b>
07-11119 0807121	CARLOS MCDONALD &W LAUDELINA 1819 Ferdinand Street	Section 3-207 (D) No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Must reactivate the following permits & obtain mandatory inspections: 04010342- addition.	<b>CITED: 08/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER: 10/17/07</b> A= \$75.00 B= Guilty/Comply by 11/16/07 or \$150 per day fine.  <b>ABATEMENT: 12/19/07 From 11/16/07 – 1/16/08.</b>  <b>ABATEMENT GRANTED FROM 1/16/08 – 5/16/08.</b>



