

**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT BOARD**  
**RECAP OF AGENDA**  
**JANUARY 21, 2009 MEETING**  
**8:30 A.M.**

**I. NEW CASES:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11518 0408098	SASA DESNICA 1014 Manati Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Chain link fence installed in front of property.	<b>CITED: 04/08</b>  <b>O: SHEPPARD</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>
08-11524 0608027	PATRICIA SILVA 820 El Rado St.	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 has mildew, exterior walls are peeling & discolored, columns need repair, permit must be obtained.	<b>CITED: 06/08</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>
08-11558 0708113	CARLOS L. MARROQUIN & W DORA 5626 Granada Blvd.	Section 54-29 City Code: Litter and debris exist on property, which is prohibited. (litter is defined as garbage, refuse/junk, or rubbish) i.e. Construction site needs to be cleaned up. All trash/debris needs to be removed.	<b>CITED: 04/08</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11561 0408162	IVAN RAMOS & W MORAYMA DIAZ 6932 Sunrise Place	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Straw huts prohibited in city, requires immediate removal.	<b>CITED: 04/08</b>  <b>O: CORREA</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
08-11610 0708143	ANTONELLO PASCI DANIELA MUSIO 911 Lisbon Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Wood fence installed without obtaining required permit, must remove.	<b>CITED: 07/08</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11618 0908061	BJP INVESTMENT CORP. 3894 SW 8 Street	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior renovation, obtain approval and permit.	<b>CITED: 09/08</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11631 0408052	PATRICK CATANIA &W SUSAN 1042 Sorolla Avenue	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Must have permitted, 4ft high barrier w/approved self-closing/latching gates for proper pool enclosure.	<b>CITED: 04/08</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11640 0908065	NELLY BANATTE 531 Jeronimo Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Statues, fountain & landscape lighting prior to approval and permit. Must obtain necessary permits including encroachment permits from public works for lighting on city property.	<b>CITED: 09/08</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>
08-11644 0908072	GABLES COURT 1430 Madruga Avenue	Section 38-29 City Code: Allowing mechanical or any other equipment to exceed maximum allowable noise limitations i.e. Noise level from the extractors.	<b>CITED: 09/08</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11645 0908092	GABLES COURT PROFESSIONAL CTR. 1430 S. Dixie Hwy.	Section 38-29 City Code: Allowing mechanical or any other equipment to exceed maximum allowable noise limitations i.e. Noise level from the extractors.	<b>CITED: 09/08</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11646 1008079	ROLANDO CRUZ 5200 San Amaro 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. Fascia/overhang area in front of house in disrepair.	<b>CITED: 09/08</b>  <b>O: CLUTE</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>
08-11648 1008202	JOHN A. ESTUPINAN &W XIMENA L. 623 Catalonia Avenue	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior renovation/repair without permit.	<b>CITED: 09/08</b>  <b>O: DAVIDSEN</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11649 1008139	BILTMORE LLC 475 Biltmore Way	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. New store front sign installed without permit "Guayabera Lady", must obtain permit or remove.	<b>CITED: 09/08</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>COMPLIED.</b> <b>CHARGED \$75.00 ADMIN.</b> <b>COST.</b>
08-11650 1008087	MOTIVA ENTERPRISES LLC 1492 S. Dixie Hwy.	Section 4-403 Zoning Code: Conducting business from not within and under cover of a building or buildings which is prohibited i.e. Moving products or merchandise to be sold i.e. Ice machines to be moved within the building.	<b>CITED: 09/08</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: CONTINUED</b> <b>PER OFFICER.</b>
08-11651 1008094	CARLOS L. MARROQUIN & W DORA 5626 Granada Blvd.	Section 3-208(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. New residence 0706044.	<b>CITED: 09/08</b>  <b>O: SHEPPARD</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>2/20/09 OR \$150 PER DAY</b> <b>FINE.</b>
08-11658 1008251	JUAN RODRIGUEZ 3500 Le Jeune Road	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: Property is being neglected and is in need of general maintenance including roof, paint and overgrown lot & foliage.	<b>CITED: 10/08</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>2/20/09 OR \$150 PER DAY</b> <b>FINE.</b>
08-11661 1108038	TECH DEVELOPERS INC. 620 Malaga Avenue	Section 62-58 City Code: Failure to obtain a public works permit fro doing work on the public right of way which is prohibited i.e. Must pay renewed P.W. permits or remove barricades from right of way.	<b>CITED: 11/08</b>  <b>O: DAVIDSEN</b>  <b>COMMENTS: CLOSED.</b>
08-11668 1108093	WELLS FARGO BANK NA TRS C/O BEN-EZRA & KATZ PA 431 Blue Road	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. 6ft chain link fence along property line on west done without permit on file.	<b>CITED: 11/08</b>  <b>O: DAVIDSEN</b>  <b>COMMENTS: COMPLIED</b> <b>PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11670 1008255	CARLOS F. PINZON 3900 SW 42 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: Roof has blue tarp and is in disrepair. Must repair with all required permits.	<b>CITED: 10/08</b>  <b>O: DAVISEN</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>
08-11673 1108062	ARMANDO AGUIRRE & W MARILYN C. 1143 Obispo 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: Bee hive must be removed north west corner of roof tile.	<b>CITED: 11/08</b>  <b>O: KATTOU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11676 1108077	BRUNO C. GARCIA 1993 Red Road	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 to be cleaned and garage door to be painted due to mildew on roof and peeling of paint on garage door, must maintain to be in compliance.	<b>CITED: 11/08</b>  <b>O: KATTOU</b>  <b>COMMENTS: CLOSED PRIOR TO HEARING.</b>

## II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
07-11002 0307270	JOYCE M. JONES (TR) 3910 Monserrate Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Concrete area used as parking surface, done without approval and permit.	<b>CITED: 03/07</b> <b>O: DAVIDSEN</b> <b>CONTINUANCES:</b> <b>6/18/08 Per Officer.</b>  <b>7/23/08 Continued 60 days per Board.</b>  <b>9/18/08 60 days per Board.</b>  <b>BOARD'S ORDER:</b> <b>CONTINUED 60 DAYS.</b>
07-11151 0807113	SHEUNIGUA A. VEARGIS & CLERSTINE S. DUKES 110 Oak 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. Roof and walls in poor condition. Must clean and paint walls, repair all rotted wood and roof damage.	<b>CITED: 08/07</b> <b>O: CORREA</b> <b>CONTINUANCES:</b> <b>6/18/08 6 months per Board.</b>  <b>BOARD'S ORDER:</b> <b>CONTINUED 90 DAYS.</b>
07-11368 0207019	SAMUEL DEMERITTE & GRACE MCCRANEY & HILDA DORSEY 126 Oak 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 in disrepair. Must obtain necessary permit to perform repairs and abate rodent infestation.	<b>CITED: 12/07</b> <b>O: CORREA</b> <b>CONTINUANCES:</b> <b>6/18/08 6 months per Board.</b>  <b>BOARD'S ORDER:</b> <b>CONTINUED 90 DAYS.</b>
08-11506 0608016	DINRAN INC. 1121 Anastasia 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: Property is in need of general maintenance including roof and paint.	<b>CITED: 06/08</b> <b>O: DAVIDSEN</b> <b>CONTINUANCES:</b> <b>9/17/08 60 days per Officer.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11521 0408076	NIGEL S. GRANT & W JUDY SUTTON GRANT 440 Sansovino 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. Permits need to be reactivated, called for and passed: 06070297 fence.	<b>CITED: 04/08</b> <b>O: SHEPPARD</b> <b>CONTINUANCES: 8/17/08 Per Officer.</b> <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11559 0708096	DAMARIS GOMEZ 1125 Coral 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. Must reactivate the following permits & obtain mandatory inspections: 00110026 wood floors, 00120075 a/c and 04120059 garage door.	<b>CITED: 07/08</b> <b>O: SPRINGMYER</b> <b>CONTINUANCES: 11/19/08 Per Officer.</b> <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11595 0808119	JAIME I. DE VALLE &W AIDA 2200 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. Open permits, activate, call inspections and close as needed.	<b>CITED: 08/08</b> <b>O: SPRINGMYER</b> <b>CONTINUANCES: 11/19/08 Per Officer.</b> <b>BOARD'S ORDER: A = WAIVED B = GUILTY/COMPLY BY 2/20/09 OR \$150 PER DAY FINE.</b>
08-11606 0608168	NORBERTO SANCHEZ 208 Andalusia Avenue	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. "Men-N-Cure" signs installed prior to necessary approvals and permit.	<b>CITED: 06/08</b> <b>O: GARCIA</b> <b>CONTINUANCES: 11/19/08 per Officer.</b> <b>BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 2/20/09 OR \$250 PER DAY FINE.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11619 0908046	JOSEPH SAUNDERS 700 Biltmore Way, #1007	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 obtain zoning inspection for permit #07090054, permit expired.	<b>CITED: 09/08</b> <b>O: SPRINGMYER</b> <b>CONTINUANCES: 11/19/08 Per Officer.</b> <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11621 0608055	RICARDO BERNASCONI &W ESTELA 320 San Sebastian Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installation of a trellis/pergola structure and chain link fence without approval and permit.	<b>CITED: 06/08</b> <b>O: GARCIA</b> <b>CONTINUANCES: 11/19/08 Per Officer.</b> <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/21/09 OR \$150 PER DAY FINE.</b>
L08-7150 0803201	NICOLAS TRUJILLO &W BRENDA (OWNER) NICOLAS TRUJILLO &W BRENDA (TENANT) 1414 Galiano Street	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 03/08</b> <b>O: GOMEZ</b> <b>CONTINUANCES: 11/19/08 Per Officer.</b> <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

### III. 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: 7/23/08</b> <b>A= \$75.00</b> <b>B= Guilty/Comply by 12/26/07 or \$150 per day fine (Clean property, board up windows, cut grass &amp; board up garage door).</b>  <b>STATUS REPORT.</b>
07-11345 1007045	KATHERINE FERRO 832 Wallace 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 the following permits & obtain mandatory inspections: 93050668 aluminum fence, 06050262 new residence & 06040479 septic tank.	<b>CITED: 10/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER: 4/16/08</b> <b>A= \$75.00</b> <b>B= Guilty/Comply by 4/17/08 (electrical) &amp; 5/16/08 (other violations) or \$250 per day fine (electrical) &amp; \$150 per day fine (other violations).</b>  <b>11/19/08 Abatement granted from 4/17/08 – 4/17/09. Status every 60 days.</b>  <b>STATUS REPORT.</b>
08-11535 0608120	DURANDA R. KOENIG 427 Giralda 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 in need of repair (roof & walls) & wash and/or paint if needed.	<b>CITED: 06/08</b>  <b>O: BERMUDEZ</b>  <b>CONTINUANCES: 9/17/08 Per Officer.</b>  <b>BOARD'S ORDER: 11/19/08</b> <b>Status every 30 days.</b>  <b>STATUS REPORT.</b>

08-11611 0308092	ANDRES LUNA &W SUZANNE 1222 Wallace Street	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior alterations without obtaining required permits: bathrooms, floors, etc.	<b>CITED: 03/08</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER: 11/19/08</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by 2/17/09 or \$150 per day fine &amp; comply by 12/3/08 or \$250 per day fine (electrical))</b> <b>Status every 30 days.</b>  <b>STATUS REPORT.</b>
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