

**CITY OF CORAL GABLES  
CODE ENFORCEMENT BOARD  
RECAP AGENDA  
FEBRUARY 17, 2010 MEETING  
8:30 A.M.**

**I. NEW CASES:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-12002 1109013	TODD TRASKOS 547 Aragon Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. A/C change out at garage without obtaining required permit.	<b>CITED: 11/09</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
09-12009 0809151	STUART DANSBY & STELLA VIDAL 1717 Cortez St.	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 #05056191 (remove bars & patch holes) and obtain mandatory inspections.	<b>CITED: 08/09</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/18/10 OR \$150 PER DAY FINE.</b>
09-12010 1009016	NITIAH PONCE 520 Zamora 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. Must reactivate the following permits that are over one year old & obtain mandatory inspections: 07030053 (ext. paint.).	<b>CITED: 10/09</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = WAIVED</b> <b>B = GUILTY/COMPLY BY 3/18/10 OR \$150 PER DAY FINE.</b>
09-12015 0909299	SILVI P. STEPHENS 601 Zamora 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. The following permits have been open over one (1) year #BL-07-12-0201 (repair roof leaks).	<b>CITED: 09/09</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-12021 1009019	WILLIAM NEUBAUER 535 Vilabella Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval and permit for new landscape, including approval from Public Works for plantings on swale.	<b>CITED: 10/09</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-12024 1109078	EDWARD S. LOCASCIO & W SILVIA M. 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. Property in need of painting/cleaning due to mildew, discoloration i.e. Walls, eaves, second floor has broken screen.	<b>CITED: 11/09</b>  <b>O: KATTOU</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 4/17/10 OR \$150 PER DAY FINE.</b>
09-12026 1009055	ROBERT WAGNER 811 Malaga Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Kitchen demo prior to approval and/or permit. Must obtain all required permits and inspections.	<b>CITED: 10/09</b>  <b>O: DAVIDSEN</b>  <b>COMMENTS: CLOSED PRIOR TO HEARING.</b>
09-12029 1209064	ERNESTO GARCIA JR. 4947 Riviera Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed exterior slab/concrete rear of property prior to approval and permits.	<b>CITED: 12/09</b>  <b>O: BERMUDEZ</b>  <b>COMMENTS: CONTINUED PER ELI GUTIERREZ – CODE ENFORCEMENT LEAD.</b>

## II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11838 0808218	JACKLINE LONDONO &H RICARDO 628 Aledo Avenue	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 without permit. Must maintain minimum off street parking requirement.	<b>CITED: 08/08</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER: 1/27/10 CONTINUED UNTIL THE FEBRUARY MEETING.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/18/10 OR \$150 PER DAY FINE.</b>
09-11927 0509043	AUGUSTO E. MAXWELL &W MARZELA R. MAXWELL 3810 Alhambra Ct.	Section 5-301 Zoning Code: Maintaining/Installing/Recovering an awning(s) or canopy without necessary approval and permit. i.e. Must obtain permit to recover awning or remove frame.	<b>CITED: 05/09</b>  <b>O: SPRINGMYER</b>  <b>1/27/10: CONTINUED PER OFFICER.</b>  <b>BOARD ENTERED ORDER PRIOR TO APPEARANCE BY PROPERTY OWNER – NEEDS TO BE REHEARD IN MARCH DUE TO OFFICER ERROR.</b>
09-11963 0909290	JESUS MACEDA &W NILSA M. MACEDA 1123 Lisbon Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed driveway pavers & black aluminum gates prior to approval and permits.	<b>CITED: 09/09</b>  <b>O: KATTOU</b>  <b>1/27/10: CONTINUED PER OFFICER.</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11985 0609112	INO B. HALEGUA TR 1401 Sunset Drive	Section 5-119 Zoning Code: Failure to obtain necessary approval from the planning and zoning board for an open air café and/or restaurant i.e. "Buttercream Cupcakes & Coffee" requires approval for outdoor seating 1411 Sunset Dr.	<b>CITED: 06/09</b>  <b>O: SHEPPARD</b>  <b>1/27/10: CONTINUED PER OFFICER.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING</b>
09-11994 1009090	COMMERCIAL BANK OF FLORIDA 1533 Sunset Drive	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. "BB&T".	<b>CITED: 10/09</b>  <b>O: SHEPPARD</b>  <b>1/27/10: CONTINUED PER OFFICER.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-11998 0309154	NICKEL GOESEKE VERONICA CERVERA- GOESEKE 3801 Alhambra Ct.	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. Permit #05120027 (new residence) has been open more than 1 year. Must obtain mandatory inspections to close out permit.	<b>CITED: 03/09</b>  <b>O: SPRINGMYER</b>  <b>1/27/10: CONTINUED PER OFFICER.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 8/17/10 OR \$150 PER DAY FINE.</b>
09-12020 1109089	BISMARCK PROPERTIES LLP 4720 Le Jeune Road	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Building painted, no approval and permit.	<b>CITED: 11/09</b>  <b>O: BERMUDEZ</b>  <b>1/27/10: CONTINUED PER OFFICER.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

### III. REQUESTS FOR BOARD'S REVIEW:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
06-10095 0306230	HENRY ALVAREZ & W ILIDA 12793 Old Cutler Rd.	Section 5-12 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Must maintain a 4ft enclosure around pool with self-closing and latching gates mechanism at 52" high at all times.	<p><b>CITED: 03/06</b></p> <p><b>O: SHEPPARD</b></p> <p><b>BOARD'S ORDER: 5/16/06</b>  <b>A= \$75.00</b>  <b>B= Guilty/Comply by 6/15/06</b>  <b>or \$250 per day fine.</b></p> <p><b>ABATEMENT: 6/20/06</b>  <b>Board's Order of 5/16/06</b>  <b>abated.</b></p> <p><b>7/18/06 Board's Review.</b></p> <p><b>CASE TO RETURN IN</b>  <b>OCTOBER TO BE</b>  <b>REHEARD.</b></p> <p><b>11/19/09 CONTINUED PER</b>  <b>OFFICER.</b></p> <p><b>CASE REVIEW.</b></p> <p><b>1/27/10: CONTINUED 30</b>  <b>DAYS PER ED WELLER –</b>  <b>BUILDING &amp; ZONING</b>  <b>DIRECTOR.</b></p> <p><b>COMMENTS: CONTINUED</b>  <b>PER ED WELLER –</b>  <b>BUILDING &amp; ZONING</b>  <b>DIRECTOR.</b></p>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
09-11906 0309156	ROBERT CAMBO &W PATRICIA 3845 Alhambra Ct.	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 all inspections on the following permits that have been more than 1 year: 97040488 (windows, 07050258 addition, 07120136 generator & 07100231 burglar alarm.	<b>CITED: 03/09</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER: 11/18/09</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 12/18/09 OR \$150 PER DAY FINE.</b>  <b>RESPONDENT REQUESTS ABATEMENT.</b>  <b>1/27/10: RESPONDENT WAS NOT PRESENT.</b>  <b>ABATEMENT GRANTED FROM 12/18/09 – 8/18/10.</b>

**V. STATUS REPORTS:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
08-11739 1208075	ESTHER S. CRUZ 810 Santiago Street	Section 5-1409 Zoning Code: Minimum off-street parking required for a single family resident is a porte-cochere, breezeway or garage i.e. Minimum off-street parking required for a single family residence is a porte-cochere, breezeway or garage.	<b>CITED: 12/08</b>  <b>O: BERMUDEZ</b>  <b>4/15/09 BOARD'S ORDER: CONTINUED 6 MONTHS.</b>  <b>BOARD'S ORDER: 10/19/09 CONTINUED 30 DAYS.</b>  <b>BOARD'S ORDER: 11/18/09 CONTINUED 6 MONTHS.</b>  <b>STATUS REPORT.</b>  <b>BOARD'S ORDER: 1/27/10 MONTHLY STATUS.</b>  <b>STATUS REPORT.</b>