

**CITY OF CORAL GABLES  
CODE ENFORCEMENT BOARD  
RECAP OF AGENDA  
JUNE 18, 2008 MEETING  
8:30 A.M.**

**I. NEW CASES:**

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>COMMENTS: CONTINUED PER OFFICER.</b>
07-11151 0807113	SHEUNIGUA A. VEARGIS & GLERSTINE 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>BOARD'S ORDER: CONTINUED 6 MONTHS.</b>
07-11202 1007001	EDGEWATER ACQUISITIONS LLC 61 Edgewater 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. Complaint of condition of lighting and tile on steps. Must fix all lights, cut palm fronds obstructing stairs and repair all loose tiles.	<b>CITED: 10/07</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11324 1207010	CITY OF CORAL GABLES 4251 Salzedo Street	Section 5-1908 Zoning Code: All signs in display windows are prohibited except for signs installed with permits and appropriate temporary signs i.e. Soluna Med Spa, installed a sign on window without permits. Must get BOA approval and permits to install signs.	<b>CITED: 12/07</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11352	YAMILA GONZALEZ	Section 3-208 Zoning Code:	<b>CITED: 02/08</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0208024	1360 Mendavia Avenue	Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Exterior doors replaced and electrical work throughout house without approval and permits.	<b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 6/19/08 OR \$250 PER DAY FINE.</b> <b>IMMEDIATE LIEN.</b>
08-11357 0208045	MARIOLA CAMERO 3121 Anderson Road	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. No protective enclosure at rear (north) side.	<b>CITED: 02/08</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 6/19/08 OR \$500 PER DAY FINE.</b>
07-11368 1207019	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>BOARD'S ORDER:</b> <b>CONTINUED 6 MONTHS.</b>
08-11407 0208063	CITY OF CORAL GABLES 4310 Ponce de Leon Blvd.	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior tiling at Soluna without approval and permit.	<b>CITED: 02/08</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 7/18/08 OR \$250 PER DAY FINE.</b>
08-11413 0308099	FREMONT INVESTMENT & LOAN C/O VAN NESS LAW FIRM 1417 San Marco Avenue	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed wood floors without obtaining required permit.	<b>CITED: 03/08</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11439	LASALLE BANK NATIONAL	Section Ch. 105 City Code: Maintaining	<b>CITED: 04/08</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0408011	ASSN TRS 814 Monterey Street	a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. Maintaining a dwelling which is not in compliance with Code, roof in need of repair.	<b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 7/18/08 OR \$150 PER DAY FINE.</b> <b>IMMEDIATE LINE.</b>
08-11452 0408120	CARLOS A SAENZ TRS 218 Antiquera 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. Open permits exist on property and must be closed.	<b>CITED: 04/08</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 7/18/08 OR \$250 PER DAY FINE.</b>
08-11453 0308047	GEISHA GARCIA 1561 Salvatierra 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. House in need of general maintenance. In need of paint and or cleaning, must acquire all necessary permits.	<b>CITED: 03/08</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 7/18/08 OR \$150 PER DAY FINE.</b>
08-11461 0508004	JULIO C. SOTOLONGO &W ROSAURA M. 1209 El Rado Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Replaced door without obtaining mandatory permit.	<b>CITED: 05/08</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 7/18/08 OR \$150 PER DAY FINE.</b>
08-11462 0408192	MADOSS CORP. % NIURKA SERPA	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance	<b>CITED: 04/08</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
	504 Santander Avenue	with City Code, Chapter 105, known as the Housing Standards Code i.e. Building is in need of general maintenance including balconies and paint.	<b>O: DAVIDSEN</b>  <b>COMMENTS: CONTINUED PRIOR TO HEARING.</b>
L08-7068 0802070	THE SCHOOL BOARD OR MIAMI-DADE (OWNER) CORPORATE BENEFIT PLANNING INC. (TENANT) 1570 Madruga Ave., #405	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 02/08</b>  <b>O: PORTU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L08-7127 0802161	DANIEL ALBERTO OLIVA (OWNER) DE LEON MORTGAGE COMPANY (TENANT) 717 Ponce de Leon Blvd., #212	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 02/08</b>  <b>O: GOMEZ</b>  <b>BOARD'S ORDER:</b> <b>A= \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/08 OR \$250 PER DAY</b> <b>FINE.</b>
L08-7132 0803202	BAYVIEW COLONNADE LLC (OWNER) ITP EDITORIAL % DELOITTE (TENANT) 2332 Galiano St., 2 <sup>nd</sup> Flr.	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/08</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L08-7133 0803203	BAYVIEW COLONNADE LLC (OWNER) TELMAR NETWORK TECHNOLOGY % DELOITTE (TENANT) 2332 Galiano Street, Ste. 212	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/08</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L08-7134 0803204	BAYVIEW COLONNADE LLC (OWNER) EUROGATE CONTRACTORS LLC % DELOITTE (TENANT) 2332 Galiano St., 2 <sup>nd</sup> Flr.	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/08</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L08-7135 0803207	LIANA GUILARTE (OWNER) LIANA GUILARTE (TENANT) 30 Phoenetia Ave.	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/08</b>  <b>O: GOMEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/08 OR \$250 PER DAY</b> <b>FINE.</b>
L08-7138 0804248	JOSE MILTON TRS (OWNER) LIL' BUSH RESIDENT OF THE US (TENANT) 3211 Ponce de Leon Blvd. #102	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 04/08</b>  <b>O: PORTU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L08-7139 0805252	CORAL GABLES FEDERAL S & L % FIRST UNION NATL BANK (OWNER) ROYAL T LAND INC (TENANT) 1541 Sunset Rd. #301	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 05/08</b>  <b>O: PORTU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

## II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
07-10836 0207144	ALINA ALSINA 816 Tangier 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. Garage enclosure prohibited.	<b>CITED: 02/07</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES:</b> <b>6/19/07 – 6 months per Dona Lubin/Asst. City Manager &amp; Kimberley Springmyer/Code Enforcement Officer.</b>  <b>2/20/08 – Per Dona Lubin/Asst. City Manager &amp; Lourdes Alfonsin/Asst. City Atty.</b>  <b>5/21/08 – Continued per Lourdes Alfonsin – Asst. City Atty.</b>  <b>BOARD’S ORDER: CONTINUED.</b>
04-11157 1104296	ALEXANDER E. GOMEZ JENNIFER M. GONZALEZ-GOMEZ 1131 Venetia 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. Foilage in triangle of visibility can be no higher than 3 ft.	<b>CITED: 11/04</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES: 5/21/08 Per Officer.</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
07-11271 0907082	SANFORD RAKOFSKY TR 296 Andalusia Avenue	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. “ORN” signs were installed prior to approval and permit. Obtain and call for required inspections or signs must be removed.	<b>CITED: 09/07</b>  <b>O: GARCIA</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11322	CRISTINA FERNANDES	Section 3-208 Zoning Code:	<b>CITED: 11/07</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
1107115	1425 Tangier Street	Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Must obtain required permits for landscaping & sprinkler system.	<b>O: SPRINGMYER</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>7/18/08 OR \$150 PER DAY</b> <b>FINE.</b>
08-11387 0108116	ANNA L. RUNDELL 1413 Sopera Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Painting exterior of house prior to approval or permit.	<b>CITED: 01/08</b>  <b>O: DAVIDSEN</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>COMMENTS: COMPLIED</b> <b>PRIOR TO HEARING.</b>
08-11393 0208105	DEUTSCHE BANK USA 2003 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. Exterior walls are full of mildew & fascia/decorative wood rotten, etc. must obtain appropriate permits for repair.	<b>CITED: 02/08</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/08 OR \$250 PER DAY</b> <b>FINE.</b> <b>IMMEDIATE LIEN.</b>
08-11394 0208106	DEUTSCHE BANK USA 2003 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 reactivate the following permits & obtain mandatory inspections: 94050278 ext. paint; 99100380 ext. paint; 06080157 re-roof; 07020224 garage & 07020225 interior.	<b>CITED: 02/08</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/08 OR \$250 PER DAY</b> <b>FINE.</b> <b>IMMEDIATE LIEN.</b>
08-11409	WALDO TOYOS III & W	Section 3-207(D) Zoning Code: No	<b>CITED: 03/08</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0308090	JEMIMA C. 1044 Coral Way	building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Demolition permit closed, fence must be removed and any remaining building materials need to be stored.	<b>O: DAVIDSEN</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
08-11412 0308098	FREMONT INVESTMENT & LOAN C/O VAN NESS LAW FIRM 1417 San Marco Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed glass doors without obtaining required permit.	<b>CITED: 03/08</b>  <b>O: SPRINGMYER</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Officer.</b>  <b>COMMENTS: CLOSED PRIOR TO HEARING.</b>
08-11422 0408015	DIONICIO F. ZEVALLOS & KARLA & HILDA SANCHEZ 1535 Miller Rd.	Section 5-111 Zoning Code: Maintaining a storage shed: made of metal or some other unapproved material and/or installed without a permit i.e. Shed placed at rear of property.	<b>CITED: 04/08</b>  <b>O: CLUTE</b>  <b>CONTINUANCES:</b> <b>5/21/08 Per Board.</b> <b>(waive \$75 admin.)</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/25/08 OR \$150 PER DAY</b> <b>FINE.</b>

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



CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
07-10882 0207052	NANCY RODRIGUEZ 829 Wallace 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. Complaint of enclosed garage.	<b>CITED: 02/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER: 10/17/07</b> <b>A = \$75</b> <b>B = Guilty/Comply by 11/16/07 or \$150 per day fine.</b>  <b>ABATEMENT: 12/19/07</b> <b>11/16/07-2/16/08.</b>  <b>ABATEMENT: 3/19/08</b> <b>2/16/08-6/16/08.</b>  <b>RESPONDENT REQUESTS AN ABATEMENT.</b>  <b>RESPONDENT WAS NOT PRESENT.</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> <b>A= \$75</b> <b>B= Guilty/Comply by 11/16/07 or \$150 per day fine.</b>  <b>ABATEMENT: 12/19/07</b> <b>11/16/07-1/16/08</b>  <b>ABATEMENT: 2/20/08</b> <b>1/16/08-5/16/08.</b>  <b>RESPONDENT REQUESTS AN ABATEMENT.</b>  <b>RESPONDENT WAS NOT PRESENT.</b>

## V. STATUS REPORTS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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</b> <b>Per Officer.</b>  <b>10/17/07 Per Board.</b>  <b>12/19/07 Per Officer.</b>  <b>2/20/08 Progress in 90 days</b> <b>per Board.</b>  <b>BOARD'S ORDER:5/21/08</b> <b>A= \$75.00</b> <b>B= Guilty/Comply by 6/20/08</b> <b>or \$150 per day fine.</b> <b>Status Report every 30 days.</b>  <b>STATUS REPORT.</b>
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>A= \$75.00</b> <b>B= Guilty/Comply by 12/26/07</b> <b>or \$150 per day fine. (Clean</b> <b>property, board up windows,</b> <b>cut grass &amp; board up garage</b> <b>door).</b>  <b>STATUS REPORT.</b>