

**CITY OF CORAL GABLES  
CODE ENFORCEMENT BOARD  
RECAP AGENDA  
MAY 20, 2009 MEETING  
8:30 A.M.**

**I. NEW CASES:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
07-11331 1007216	ALEJANDRO O. ROCA & W SANDRA 1130 Lugo 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. Permit #06080314 needs to be reactivated and all inspections called for and closed.	<b>CITED: 10/07</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
07-11344 1107027	ERNESTO R. ARNALDI & W MARISA A. 1801 Cordova Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed generator without obtaining required permit.	<b>CITED: 11/07</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
08-11547 0608105	MATAGAR DEV LLC 301 Majorca Avenue	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. Must remove all debris & trash from premises i.e. boxes, tiles, plastic containers.	<b>CITED: 06/08</b>  <b>O: ROMAN</b>  <b>A= \$75.00</b> <b>B = GUILTY/COMPLY BY 5/21/09 OR \$250 PER DAY FINE.</b>
08-11637 1008075	2100 PONCE LLC C/O PAIL BERKOWITZ 2100 Ponce de Leon Blvd., #800	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain necessary approval, permits and all required inspections from the Building Dept.	<b>CITED: 10/08</b>  <b>O: ROMAN</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
08-11653 0908084	JOEL INTERNATIONAL CORP. % BANK OF AMERICA TX 4- 213-07-10 40-42 Madeira 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. Wash and/or paint roof & walls, repair all trim & shutters & provide maintenance to windows.	<b>CITED: 09/08</b>  <b>O: ROMAN</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11713 0408137	MARIA E. COLON & NOELIA COLON 118 Sidonia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Doing interior repairs i.e. water heater without approval and permits, must obtain required permits (plumbing).	<b>CITED: 04/08</b>  <b>O: ROMAN</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-11725 0209006	GARDO GOMEZ 1229 Placetas Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Painting without approval and permit.	<b>CITED: 02/09</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-11748 0209090	ANDRES OCAMPO 450 Camilo 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. Recited due to new ownership – screened enclosure is torn, must repair, will require permits.	<b>CITED: 02/09</b>  <b>O: DAVIDSEN</b>  <b>BOARD'S ORDER:</b> <b>A= \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/09 OR \$150 PER DAY</b> <b>FINE.</b>
09-11756 0109022	WILLIAM A. PERKINS & W YESENIA PERKINS 811 Venetia Avenue	Section 5-1301(G) Zoning Code: Ground elevations are raised above that of the adjoining property allowing water to shed onto neighboring property.	<b>CITED: 01/09</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B= GUILTY/COMPLY BY</b> <b>6/19/09 OR \$150 PER DAY</b> <b>FINE.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11759 0109043	MIGUEL A. FLORES &W MARIA V. 2603 Country Club Prado	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. Obtain the inspections to close out the following permits that are open over one year: 00040181 tree removed, 00040475 a/c, 01080026 pool, 01060329 resurface driveway & 01080683 tree.	<b>CITED: 01/09</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
08-11760 1208009	HOME EQUITY MTG CORP ROBERT J LEWISON TRS & ETALS 210 Camilo 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. Need to reactivate expired permits and call for required inspections. i.e. new residence, roof & painting.	<b>CITED: 12/08</b>  <b>O: GARCIA</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/09 OR \$150 PER DAY</b> <b>FINE.</b> <b>LIEN IMMEDIATELY.</b>
09-11764 0309084	JOSE R. CANTILLO &W ALEIDA 1309 Venetia 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. Property in need of painting due to peeling of paint & discoloration. Must provide necessary permits to comply.	<b>CITED: 03/09</b>  <b>O: KATTOU</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
09-11766 0309133	HENRY ALVARIDO &W ATILDA M. 1020 Sorolla Avenue	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Gates on both sides of property left opened, not self-closing & self-latching (life safety issue).	<b>CITED: 03/09</b>  <b>O: KATTOU</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>5/21/09 OR \$250 PER DAY</b> <b>FINE.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11767 0309135	ANTONELLO PASCI &W DANIELA MUSIO 911 Lisbon Street	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. Trash throughout rear of property, must remove and keep in compliance.	<b>CITED: 03/09</b>  <b>O: KATTOU</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 5/21/09 OR \$150 PER DAY FINE.</b>
09-11770 0309056	FOUR TOWNES INC. 1418 Cordova Street	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 around pool.	<b>CITED: 03/09</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 5/21/09 OR \$250 PER DAY FINE.</b>
09-11771 0209012	CARLOS JITRIC &W ANALIA 1203 Asturia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed stair railing, lifted stairs, raised floor in garage & changed door to garage w/o obtaining mandatory permits.	<b>CITED: 02/09</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
09-11772 0309172	ROSEMARIE BACALLAO 5895 SW 117 Street	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 without approval and permits.	<b>CITED: 03/09</b>  <b>O: LESSER</b>  <b>BOARD'S ORDER:</b> <b>A= \$75.00</b> <b>B GUILTY/COMPLY BY 6/19/09 OR \$150 PER DAY FINE.</b>
L09-7200 0903160	GIOVICHESKA LLC – OWNER TENANT: LUIS FERNANDEZ % CONTEMPO RELATY 814 Ponce de Leon Blvd. #204	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7201 0903167	SOUTH FLA LENDING SOLUTIONS – OWNER TENANT: SO. FLORIDA LENDING SOLUTIONS 2100 Ponce de Leon Blvd. #1045	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7202 0903173	ELOINA COTERA DE LIOI, NINETTE – OWNER TENANT: ELOINA COTERA DE LIOI & PATRICIA COTERA GOMEZ 39 Sidonia Avenue	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7203 0903174	GUSTAVO MARTINEZ – OWNER TENANT: GUSTAVO MARTINEZ 226 Sidonia Avenue	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7208 0903157	DOCTORS HOSPITAL INC. – OWNER TENANT: HUGO MEJIA MD 5000 University Drive, #3327	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: PORTU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7210 0903192	MOREMART INC. – OWNER TENANT: MOREMART, INC. C/O HEGA ENTERPRISES, INC. 3735 SW 8 St., #207-208	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7212 0903197	KENNETH D. ROSEN – OWNER TENANT: CAROLYN MENDEZ 1550 Madruga Ave., Ste. 312	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: PORTU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7213 0902074	MOREMART INC. – OWNER TENANT: TIBIZAY MORALES, BROKER C/O HEGA ENTERPRISES INC. 3727 SW 8 Street, Ste. 105	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 02/09</b>  <b>O: GOMEZ</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:
08-11689 1208089	LOUIS GROSSMAN TR & THEODORE FREDI S CONSOLO & GAIL GIDNEY 1250 S. Dixie Hwy.	Section 5-1902(D1) Zoning Code: Maintaining a sign or signs advertising a business that has vacated the premises, which is prohibited i.e. Sound Advice.	<b>CITED: 12/08</b>  <b>O: SHEPPARD</b>  <b>3/18/09 CONTINUED PER OFFICER.</b>  <b>4/15/09 - CONTINUED PER WALTER LESSER (ACTING CODE ENFORCEMENT LEAD).</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-11697 0109024	WALDO R. RAMIREZ 700 Biltmore Way R2	Section 4-102 Zoning Code: In an apartment use district, no use shall be permitted other than a duplex or apartment use i.e. Unit is zoned as a cabana, not habitable living space.	<b>CITED: 01/09</b>  <b>O: DAVIDSEN</b>  <b>3/18/09 CONTINUED PER OFFICER.</b>  <b>4/15/09 - CONTINUED PER ED WELLER – BUILDING &amp; ZONING DIRECTOR &amp; LOURDES ALFONSIN – ASST. CITY ATTY.</b>  <b>BOARD’S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>6/19/09 OR \$150 PER DAY</b> <b>FINE.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11698 0109036	WALDO R. RAMIREZ 700 Biltmore Way R1	Section 4-102 Zoning Code: In an apartment use district, no use shall be permitted other than a duplex or apartment use i.e. Unit is zoned as a cabana, not habitable living space.	<b>CITED: 01/09</b>  <b>O: DAVIDSEN</b>  <b>3/18/09 CONTINUED PER OFFICER.</b>  <b>4/15/09 - CONTINUED PER ED WELLER – BUILDING &amp; ZONING DIRECTOR &amp; LOURDES ALFONSIN – ASST. CITY ATTY.</b>  <b>BOARD’S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 6/19/09 OR \$150 PER DAY FINE.</b>
09-11738 0109030	BERNARDINO CORONADO 3914 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.	<b>CITED: 01/09</b>  <b>O: DAVIDSEN</b>  <b>BOARD’S ORDER: 4/15/09 CONTINUED.</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>



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

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
07-11373 1107013	ROSA A. ZAMORA 2709 Columbus Blvd.	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 #05120005 has been active over one year. Must obtain mandatory inspections to close permit.	<b>CITED: 11/07</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER: 7/23/08</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by 10/21/08</b> <b>or \$150 per day fine.</b>  <b>11/19/08 ABATEMENT</b> <b>GRANTED FROM 10/21/08 –</b> <b>4/21/09.</b>  <b>ABATEMENT GRANTED</b> <b>FROM 4/22/09 – 8/22/09.</b>



