

**CITY OF CORAL GABLES  
CODE ENFORCEMENT BOARD  
RECAP AGENDA  
JUNE 17, 2009 MEETING  
8:30 A.M.**

**I. NEW CASES:**

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11747 0109014	JOSE G. GOMEZ &W VANESSA L. 6710 Santona 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. Addition #07060312 and interior tiling #06070153.	<b>CITED: 01/09</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
09-11761 0309048	D & O LLC 4208 Ponce de Leon Blvd.	Section 5-1902(D1) Zoning Code: Maintaining a sign or signs advertising a business that has vacated the premises, which is prohibited i.e. Thompson Photo Lab sign must be removed.	<b>CITED: 03/09</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER: CONTINUED.</b>
08-11774 1208092	VINCENT J. SCULLY JR &W CATHERINE 434 Vilabella Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Trellis at rear of property installed without approval and permit. Plans were processed in 1992 but permit was never obtained.	<b>CITED: 12/08</b>  <b>O: CORREA</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
08-11775 1008090	JULIO BERDEAL 920 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. Property needs pressure cleaning/painting, pool must be clear of debris & filled w/water. Property must be maintained at all times to be in compliance, need to obtain permits.	<b>CITED: 10/08</b>  <b>O: KATTOU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11779 0309010	M LEFF-L MARTIN-M HERSTIK TRS 1542 S. Dixie Hwy.	Section 5-1908 Zoning Code: All signs in display windows are prohibited except for signs installed with permits and appropriate temporary signs i.e. "Misha's Cupcakes" signage needs approval and permit.	<b>CITED: 03/09</b>  <b>O: SHEPPARD</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
09-11781 0109045	JOHN S. BOHATCH &W APRIL 2421 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. Permits open over 1 year & need to be closed out: 93030872, 93040790 drain field relay, 95050116 a/c, 96020620 garage door, 98050333 paint, 03020050 window repair & 07030189 truss replacement.	<b>CITED: 01/09</b>  <b>O: SPRINGMYER</b>  <b>COMMENTS: CONTINUED PER OFFICER.</b>
09-11784 0309025	ARIS ANGELO 4012 Alhambra Circle	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 and debris exists on property. (Solar panel placed against side of house/broken mirror against rear wall-cbs blocks, wood and debris on property.	<b>CITED: 03/09</b>  <b>O: CLUTE</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-11793 0309049	MALCOM H. NEUWAHL (TRS) ET ALS C/O GIBRALTAR RTY – JACK CALDERO 4213 Ponce de Leon Blvd.	Section 5-1902(D1) Zoning Code: Maintaining a sign or signs advertising a business that has vacated the premises which is prohibited i.e. Sophisticated hardware signs must be removed.	<b>CITED: 03/09</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
09-11794 0309050	MALCOM H. NEUWAHL (TRS) ET ALS C/O GIBRALTAR RTY-JACK CALDERO 4213 Ponce de Leon Blvd.	Section 105-27 City Code: Windows of vacated building have not been properly made opaque, which is prohibited. Must obtain paper from B&Z i.e. Must cover windows, obtain paper from Code Enforcement Dept.	<b>CITED: 03/09</b>  <b>O: CORREA</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7217 0904204	RRM PROP LTD – OWNER TENANT: GLOBAL EXCELL MORTGAGE CORP. 770 Ponce de Leon Blvd., #400	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 04/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7218 0904213	2121 PONCE LLLP – OWNER TENANT: G NETWORK 360, LLC 2121 Ponce de Leon Blvd., #1050	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 04/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7219 0903195	GIRALDA COMPLEX LLC – OWNR TENANT: ELANCA FRANCO- CAPOTE 269 Giralda Ave., Ste. 303	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7220 0904215	3111 PONCE LLC – OWNER TENANT: WALLSTREET E. FINANCIAL SERVICE 3111 Ponce de Leon Blvd.	Section 66-21 City Code: Failing to pay the local business tax.	<b>CITED: 04/09</b>  <b>O: PORTU</b>  <b>COMMENTS: COMPLIED PRIOR TO HEARING.</b>
L09-7224 0904222	PONCE CIRCLE DEVELOPERS LLC – OWNER TENANT: MEDINILLA GROUP, INC. 3001 Ponce de Leon Blvd., #102	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 04/09</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:
07-11344 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>5/20/09 CONTINUED PER OFFICER.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY</b> <b>7/17/09 OR \$150 PER DAY</b> <b>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>5/20/09 - CONTINUED PER OFFICER.</b>  <b>COMMENTS: ENTERED INTO A STIPULATION – BOARD APPROVED.</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>5/20/09 - CONTINUED PER OFFICER.</b>  <b>COMMENTS: ENTERED INTO A STIPULATION – BOARD APPROVED.</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>5/20/09: CONTINUED PER OFFICER.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 7/17/09 OR \$150 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>5/20/09: CONTINUED PER OFFICER.</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 6/22/09 OR \$250 PER DAY FINE.</b> <b>LIEN IMMEDIATELY.</b>
L09-7216 0903191	TAMACH GABLES SQUARE LLC – OWNER TENANT: ADRIANA ALVAREZ % AMA REALTY 75 Valencia Ave., #101	Section 66-21 City Code: Failing to pay local business tax.	<b>CITED: 03/09</b>  <b>O: GOMEZ</b>  <b>5/20/09: 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:
07-11155 0707208	SORRENTO JEWELRY 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>  <b>ABATEMENT GRANTED FROM 6/17/09 – 9/17/09.</b>
08-11704 1108037	JOHN MADRIL &W DANIELLE 2421 San Domingo 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: 04080332 septic tank, 06070510 addition and 06100304 replace water & gas.	<b>CITED: 11/08</b>  <b>O: SPRINGMYER</b>  <b>BOARD'S ORDER:</b> <b>A = \$75.00</b> <b>B = GUILTY/COMPLY BY 3/19/09 (ELEC.) OR \$250 PER DAY FINE &amp; COMPLY BY 4/17/09 (OTHER VIOLATIONS) OR \$150 PER DAY FINE.</b>  <b>ABATEMENT: 4/15/09 GRANTED FROM 3/19/09 – 7/19/09.</b>  <b>ABATEMENT GRANTED FROM 7/19/09 – 10/19/09.</b>

