

**CITY OF CORAL GABLES
CODE ENFORCEMENT BOARD
RECAP OF AGENDA
NOVEMBER 19, 2008 MEETING
8:30 A.M.**

I. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
07-11419 0507195	DIRK SMIT & W MARIA D. CARMEN 914 Madrid Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed wood fence & deck without obtaining required permits & inspections.	CITED: 05/07 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 12/19/08 OR \$150 PER DAY FINE.
08-11504 0608024	MIGUEL MENDEZ-GERVIAS & W GLORIA I. 835 Anastasia Avenue	Section 3-207(D) Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than (1) year i.e. Permit open for more than 1 year.	CITED: 06/08 O: DAVIDSEN BOARD'S ORDER: CONTINUED UNTIL NEXT MEETING.
08-11538 0408208	VENTAS REALTY LTD PARTNERSHIP 5190 SW 8 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 all expired permits & obtain mandatory inspections.	CITED: 04/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 12/19/08 OR \$250 PER DAY FINE.
08-11540 0608185	SEAN M. MURPHY & W JENNIFER W. 1101 N. Greenway Drive	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Pool does not have a proper enclosure.	CITED: 06/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/20/08 OR \$250 PER DAY FINE.
08-11541 0508008	ANDRES LUNA & W SUZANNE 1222 Wallace Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed temporary fence without obtaining required permit.	CITED: 05/08 O: SPRINGMYER COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11553 0708084	ARMANDO AGUIRRE &W MARILYN C. 1143 Obispo 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 permit #07070221 (exterior paint) & obtain mandatory inspection.	CITED: 07/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 12/19/08 OR \$150 PER DAY FINE.
08-11557 0508133	MCBRIDE FAM LTD PARTNERSHIP 100 Block Andalusia	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. Parking lot needs to be re-striped and maintained. Valet is exceeding maximum allowed vehicles at lot. Obtain approval and permit.	CITED: 05/08 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.
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.	CITED: 07/08 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
08-11579 0708155	FELIX J. CORDOVES 430 Alcazar Avenue	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior remodel, obtain approval and permit.	CITED: 07/08 O: BERMUDEZ COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11594 0708074	MORAIMA BRITO & EMILIA PAVON 2117 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. Permits must be obtained for repairs to roof & fascia.	CITED: 07/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 12/19/08 OR \$150 PER DAY FINE.
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.	CITED: 08/08 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
08-11596 0508102	ILKER YAKLALI &W DENISE BANU 221 Cadima Avenue	Section 5-1409 Zoning Code: Minimum off-street required for a single family resident is a porte-cochere, breezeway or garage.	CITED: 05/08 O: GARCIA COMMENTS: CONTINUED PER OFFICER.
08-11597 0708157	JANE LEE WALTERS TR 511 Madeira 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 wash (roof & walls).	CITED: 07/08 O: BERMUDEZ COMMENTS: COMPLIED PRIOR TO HEARING.
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.	CITED: 06/08 O: GARCIA COMMENTS: CONTINUED PER OFFICER.
08-11609 0508061	DEUTSHE BANK NATL TRUST CO TRS 1221 Aguila Avenue	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Replaced kitchen cabinets, new a/c, removing portion of wall between house & garage, new accordion shutters, bathroom remodeling, enclosed rear porch/enclosed garage without permits.	CITED: 05/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 12/19/08 OR \$150 PER DAY FINE & COMPLY BY 11/20/08 OR \$250 PER DAY FINE (ELECTRICAL

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
			VIOLATION).
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: bathroom, floors, etc.	CITED: 03/08 O: SPRINGMYER BOARD' ORDER: A = \$75.00 WAIVED B = GUILTY/COMPLY BY 2/17/09 OR \$150 PER DAY FINE & COMPLY BY 12/3/08 OR \$250 PER DAY FINE (ELECTRICAL) STATUS EVERY 30 DAYS.
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) yea i.e. Must obtain zoning inspection for permit #07090054, permit expired.	CITED: 09/08 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
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.	CITED: 06/08 O: GARCIA COMMENTS: CONTINUED PER OFFICER.
08-11622 0608079	JOYCE VETTER KEGLEY 216 Palermo Avenue	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. Storage shed(s) on rear and side of bldg. are unapproved and must be removed. Clutter/trash needs to be kept indoors and/or removed from property.	CITED: 06/08 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11625 0908035	SHASTA FIN. SERVICES INC. 511 Alhambra Circle	Section Ch. 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105 City Code, known as the Housing Standards Code i.e. House in violation of minimum housing code, wash and/or paint exterior.	CITED: 09/08 O: BERMUDEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/20/08 OR \$150 PER DAY FINE. IMMEDIATE LIEN.
08-11632 0708026	HARRY C. OSLE & W AVA G. 1142 S. Greenway Drive	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Pool gates must self-close/latch with 54" latch.	CITED: 07/08 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
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.	CITED: 03/08 O: GOMEZ COMMENTS: CONTINUED PER OFFICER.
L08-7159 0809354	FUND VIII ATRIUM REMO LP (OWNER) THE VIETH LAW FIRM INC. (TENANT) 1500 San Remo Avenue, Ste. 145	Section 66-21 City Code: Failing to pay the local business tax.	CITED: 09/08 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/20/08 OR \$250 PER DAY FINE.
L08-7160 0809355	FUND VIII ATRIUM REMO LP (OWNER) H MARK VIETH (TENANT) 1500 San Remo Avenue, Ste. 145	Section 66-21 City Code: Failing to pay the local business tax.	CITED: 09/08 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/20/08 OR \$250 PER DAY FINE.

II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11397 0208069	KEVIN ADAMS & W CANDACE 1000 S. Alhambra Circle	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 wrong location.	CITED: 02/08 O: SHEPPARD CONTINUANCES: 9/17/08 Per Officer. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 2/17/09 OR \$150 PER DAY FINE.
08-11503 0508079	INGRID D. KOHLER 700 Biltmore Way #1011	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 permit & inspections – new kitchen cabinets, washer/dryer, electric throughout.	CITED: 05/08 O: SPRINGMYER CONTINUANCES: 9/17/08 Per Officer. BOARD'S ORDER: A = \$75.00 WAIVED B = GUILTY/COMPLY BY 12/19/08 OR \$150 PER DAY FINE.
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.	CITED: 06/08 O: BERMUDEZ CONTINUANCES: 9/17/08 Per Officer. BOARD'S ORDER: STATUS EVERY 30 DAYS.

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.	<p>CITED: 02/07</p> <p>O: SPRINGMYER</p> <p>BOARD'S ORDER: 10/17/07 A = \$75.00 B = Guilty/Comply by 11/16/07 or \$150 per day fine.</p> <p>ABATEMENT: 12/19/07 11/16/07 – 2/16/08</p> <p>ABATEMENT: 3/19/08 2/16/08 – 6/16/08</p> <p>ABATEMENT: 7/23/08 6/16/08 – 9/16/08</p> <p>RESPONDENT REQUESTS AN ABATEMENT.</p> <p>CONTINUED PER RESPONDENT.</p>
07-10993 0507241	MARK R. BEVERIDGE &W JODEE S. 112 Paloma 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. House under construction for over 2 years, no workers on site, loose tiles on roof, hurricane season approaching and concerned.	<p>CITED: 05/07</p> <p>O: CORREA</p> <p>BOARD'S ORDER: 12/19/07 A = \$75.00 B = Guilty/Comply by 4/17/08 or \$150 per day fine.</p> <p>ABATEMENT: 4/16/08 4/17/08 – 6/17/08</p> <p>ABATEMENT: 7/23/08 6/17/08 – 9/17/08</p> <p>COMPLIED PRIOR TO HEARING – FINE ABATED TO \$0.00.</p>

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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.	CITED: 10/07 O: SPRINGMYER BOARD'S ORDER: 4/16/08 A = \$75.00 B = Guilty/Comply by 4/17/08 (electrical) & 5/16/08 (other violations) or \$250 per day fine (electrical) & \$150 per day fine (other violations). ABATEMENT GRANTED FROM 4/17/08 – 4/17/09. STATUS EVERY 60 DAYS.
08-11370 0208039	SUNSHINE LENDERS LLC 1302 Madrid 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: 03060585 exterior painting, 03100406 interior demo, 04010374 interior alterations, 04120362 windows & 05020377 gas.	CITED: 02/08 O: SPRINGMYER BOARD'S ORDER: 4/16/08 A= \$75.00 B= Guilty/Comply by 8/16/08 or \$150 per day fine. ABATEMENT GRANTED FROM 8/17/08 – 2/17/09.
07-11371 1007141	JOSE R. TERCILLA 1520 Valencia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Exterior stairs installed without permit.	CITED: 10/07 O: SPRINGMYER BOARD'S ORDER: 4/16/08 A= \$75.00 B= Guilty/Comply by 5/16/08 or \$150 per day fine. ABATEMENT: 5/21/08 5/16/08 – 6/16/08 ABATEMENT: 7/23/08 6/16/08 – 9/16/08 ABATEMENT GRANTED FROM 9/17/08 – 3/17/09.

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.	CITED: 11/07 O: SPRINGMYER BOARD'S ORDER: 7/23/08 A = \$75.00 B = Guilty/Comply by 10/21/08 or \$150 per day fine. ABATEMENT GRANTED FROM 10/21/08 – 4/21/09.
08-11473 0308042	THOMAS G. SCHULTZ 5000 Hammock Park 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. Permits must be reactivated and inspections called and closed out: 99100408 windows, 03120136 addition and 05030037 pool resurface.	CITED: 03/08 O: SHEPPARD BOARD'S ORDER: 9/17/08 A = \$75.00 B = Guilty/Comply by 10/17/08 or \$150 per day fine (for electrical: Comply by 9/18/08 or \$250 per day fine) RESPONDENT REQUESTS AN ABATEMENT. COMPLIED PRIOR TO HEARING.
08-11508 0408182	GABLES MAJESTIC PROPERTIES LLC 501 Minorca Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Windows removed, obtain approval & permit.	CITED: 04/08 O: BERMUDEZ BOARD'S ORDER: 9/17/08 A = \$75.00 B = Guilty/Comply by 10/17/08 or \$150 per day fine. ABATEMENT DENIED.

V. STATUS REPORTS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
05-9922 1105053	BRILAND HOLDINGS LLC 1117 Asturia Avenue	Section Chapter 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 & roof full of mildew & discoloration, porch, fascia, overhang & windows in need of repair. Must remove foliage from roof & obtain necessary permits for paint & repairs.	CITED: 11/05 O: SPRINMGYER BOARD'S ORDER: A= \$75.00 B= Guilty/Comply by 4/20/06 or \$250 per day fine. 9/18/06 – Fines abated by Lourdes Alfonsin, Asst. City Atty. From 4/20/06-7/6/07. 9/17/08 Abatement denied. Status Report in October. STATUS REPORT.
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.	CITED: 07/07 O: CORREA BOARD'S ORDER: 7/23/08 A= \$75.00 B= Guilty/Comply by 12/26/07 or \$150 per day fine. (Clean property, board up windows, cut grass & board up garage door). STATUS REPORT.
07-11235 0207029	GRACE M. KELLEHER 700 Biltmore Way #1201	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed new ceiling & lighting in kitchen w/o obtaining required permits.	CITED: 02/07 O: BERMUDEZ BOARD'S ORDER: 12/19/07 Continued. Report in 90 days. STATUS REPORT.

08-11534 0708012	LOURDES MILIAN ROJAS 736 Majorca Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval & permit for window replacement.	CITED: 07/08 O: BERMUDEZ BOARD'S ORDER: 9/17/08 A = \$75.00 B = Guilty/Comply by 10/17/08 or 150 per day fine. STATUS REPORT.
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