

**CITY OF CORAL GABLES
CODE ENFORCEMENT BOARD
RECAP AGENDA
OCTOBER 19, 2009 MEETING
9:00 A.M.**

I. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11754 1208070	1151 ALHAMBRA INVEST. GRP LLC 1151 S. 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. Permit #07050525 new 2 story residence.	CITED: 12/08 O: SHEPPARD COMMENTS: CONTINUED PER OFFICER.
09-11773 0409003	FLAVIA GALLO 435 Navarre Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior demo, drywall, kitchen & bath remodel (electrical & plumbing) & partial porch enclosure, windows enclosure, door replacement, garage door enclosure & paint.	CITED: 04/09 O: BERMUDEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/18/09 OR \$150 PER DAY FINE.
09-11878 0709038	ERIC S. KLEINMAN & W KAREN 5600 Riviera Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Demo done on property without permit & temporary fence installed without approval or permit.	CITED: 07/09 O: PINO COMMENTS: ALREADY HEARD.
09-11883 0609013	M LANDMAN PROPERTIES INC. 5530 SW 8 Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed additional railing & touched up with wrong color paint. Must provide plans and permit to comply.	CITED: 04/09 O: KATTOU COMMENTS: CONTINUED PER OFFICER.
09-11884 0609154	NELSON GARCIA 1330 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. Permit BL09-01-0219 pool, brick pavers, deck, must reopen permit and call in for inspections to comply.	CITED: 06/09 O: KATTOU COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11888 0109034	ROSWELL E. LEE JR &W DIANA 1612 Granada Blvd.	Section 5-302(G) Zoning Code: Awning/Canopy(ies) is in disrepair by one or more ways: tears, discoloration, structure needs maintenance, etc. i.e. Must recover all awnings to be in compliance.	CITED: 01/09 O: KATTOU COMMENTS: CONTINUED PER OFFICER.
09-11907 0709209	ALEJANDRINA DIAZ 955 Andora Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Kitchen replacement and plumbing in bathrooms without approval and permit.	CITED: 07/09 O: SHEPPARD BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 10/20/09 OR \$250 PER DAY FINE (ELECTRICAL) AND BY 11/18/09 OR \$150 PER DAY FINE (OTHER VIOLATIONS).
09-11908 0709211	ALEJANDRINA DIAZ 955 Andora Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Pool, deck, remarciting pool, retiling porch and electrical outlet near covered terrace.	CITED: 07/09 O: SHEPPARD BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 10/20/09 OR \$250 PER DAY FINE (ELECTRICAL) AND BY 11/18/09 OR \$150 PER DAY FINE (OTHER VIOLATIONS).
09-11910 0709218	CONSUELO DE MARCHENA 400 Valencia (roof) #5	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Construction/Demo on roof without required permit.	CITED: 07/09 O: DAVIDSEN COMMENTS: CONTINUED PER OFFICER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11912 0809010	CHRISTIAN DIAZ & W LITSY DIAZ 700 Biltmore Way, #818	Section 4-101 Zoning Code: Conducting or operating a business from a residential area is prohibited i.e. Running a private business from a residence which is prohibited.	CITED: 08/09 O: DAVIDSEN BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/18/09 OR \$150 PER DAY FINE.
09-11924 0809192	OSCAR LINARES & PATRICIA V. 5514 San Vicente	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 exists for property for over one year. Must close permit #07020339.	CITED: 08/09 O: PINO COMMENTS: CONTINUED PER ELI GUTIERREZ/ CODE ENFORCEMENT LEAD.
09-11925 0809156	405 SOUTH DIXIE HWY LLC 405 S. Dixie Hwy.	Section 105-28 City Code: Failure to follow approved construction staging plans i.e. Failure to follow approved construction staging plans, fence & screen in disrepair.	CITED: 08/09 O: BERMUDEZ COMMENTS: CLOSED PRIOR TO HEARING.
09-11932 0809297	HUMBERTO H OCARIZ & W REBECCA A 3510 Alhambra Ct.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior demo including kitchen, bathrooms, drywall, electrical, plumbing, doors & windows.	CITED: 08/09 O: DAVIDSEN COMMENTS: CONTINUED PER OFFICER.
09-11935 0809275	MEDICA HEALTHCARE PLANS INC. 2695 S. Le Jeune Rd.	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. Roof top a/c screening is in disrepair and needs to be replaced. Obtain necessary approval and permit.	CITED: 08/09 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11936 0809277	MARK B. BROWN 301 Velarde Avenue	Section 4-101 Zoning Code: Conducting or operating a business from a residential area is prohibited i.e. The Uniform Closet, Inc. (P09000061883).	CITED: 08/09 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.
09-11937 0809283	JOHN L. DIAZ 102 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. Permit #07090361 (new 2 level residence) has expired. Must reactivate and call for required inspections necessary for final C.O. (Certificate of Occupancy).	CITED: 08/09 O: GARCIA BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/18/09 OR \$250 PER DAY FINE.
09-11941 0809326	CHARBEL ABUD 12700 Virtudes St.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Concrete "Stepping Stones" places in front yard area without a permit.	CITED: 08/09 O: CLUTE COMMENTS: CONTINUED PER OFFICER.
09-11942 0709195	GENERAL GROWTH PROPERTY INC. ATTN: VINCENT MARTIN 4425 Ponce de Leon Blvd.	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. Obtain approval and permit for signage "Invisiline".	CITED: 07/09 O: BERMUDEZ COMMENTS: CONTINUED PER OFFICER.
L09-7238 0907304	RRM PROP LTD (OWNER) LAKES TITLE SERVICES LLC (TENANT) 770 Ponce de Leon Blvd. #301	Section 66-21 City Code: Failing to pay local business tax.	CITED: 07/09 O: GOMEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 10/20/09 OR \$250 PER DAY FINE.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7250 0907347	SAMIR M. TAHA (OWNER) TYTOREAN INC. (TENANT) 6915 Red Rd. #226	Section 66-21 City Code: Failing to pay local business tax.	CITED: 07/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 10/20/09 OR \$250 PER DAY FINE.
L09-7252 0908353	STANLEY S. DAVIDSON TR (OWNER) AMERICARE GROUP LLC (TENANT) 2655 Le Jeune Rd. #323	Section 66-21 City Code: Failing to pay local business tax.	CITED: 08/09 O: PORTU BOARD'S ORDER: A = \$75.00 B= GUILTY/COMPLY BY 10/20/09 OR \$250 PER DAY FINE.
L09-7253 0908355	STANLEY S DAVIDSON TR (OWNER) FINANCIAL SOLUTIONS (TENANT) 2655 Le Jeune Rd. #410/11	Section 66-21 City Code: Failing to pay local business tax.	CITED: 08/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.

II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
02-8564 0502058	MARIO GONZALEZ &W YAISY 1135 Venetia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Gate and bamboo fence without approval and permit.	CITED: 05/02 O: SHEPPARD 7/23/08 - CONTINUED PER PUBLIC WORKS. COMMENTS: CONTINUED PER OFFICER.
03-10517 0403106	GEOFFREY D. BIDDULPH &W SARA C. 1139 Venetia Avenue	Section 62-58 City Code: Failure to obtain a Public Works permit for doing work on the public right of way which is prohibited i.e. Columns and landscaping encroaches on city right of way requires approval and permit from public works.	CITED: 04/03 O: SHEPPARD CONTINUANCES: 10/17/07 Per Officer. 7/23/08 CONTINUED PER PUBLIC WORKS. BOARD'S ORDER: A = \$75.00 B= GUILTY/COMPLY BY 11/18/09 OR \$150 PER DAY FINE.
03-10521 0403088	TRUST GONZALEZ 1031 Venetia Avenue	Section 62-58 City Code: Failure to obtain a Public Works permit for doing work on the public right of way which is prohibited i.e. Landscaping is encroaching on city right of way requires approval and permit.	CITED: 04/03 O: SHEPPARD CONTINUANCES: 10/17/07 Per Officer. 7/23/08 CONTINUED PER PUBLIC WORKS. COMMENTS: CONTINUED PER ELI GUTIERREZ/ CODE ENFORCEMENT LEAD.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
03-10522 0403093	CAROLYN P. FULLER 1041 Venetia Avenue	Section 62-58 City Code: Failure to obtain a Public Works permit for doing work on the public right of way which is prohibited i.e. Landscaping is encroaching on city right of way requires approval and permit or removal.	CITED: 04/03 O: SHEPPARD CONTINUANCES: 10/17/07 Per Officer. 7/23/08 CONTINUED PER PUBLIC WORKS. COMMENTS: CONTINUED PER OFFICER.
07-11151 0807113	SHEUNIGUA A. VEARGIS & CLERSTINE 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.	CITED: 08/07 O: CORREA CONTINUANCES: 6/18/08 6 months per Board. BOARD'S ORDER: 1/21/09 CONTINUED 90 DAYS. 4/15/09: CONTINUED 90 DAYS PER LOURDES ALFONSIN – ASST. CITY ATTY. 7/22/09 CONTINUED 60 DAYS PER OFFICER. BOARD'S ORDER: STATUS REPORT IN 6 MONTHS.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
07-11368 0207019	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.	CITED: 12/07 O: CORREA CONTINUANCES: 6/18/08 6 months per Board. BOARD'S ORDER: 1/21/09 CONTINUED 90 DAYS. 4/15/09 COMMENTS: CONTINUED 90 DAYS PER LOURDES ALFONSIN – ASST. CITY ATTY. BOARD'S ORDER: CONTINUED 60 DAYS. COMMENTS: CONTINUED PER OFFICER.
08-11691 1008212	LUIS UVA 4101 Segovia 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 prior to permit and at prohibited location requires removal.	CITED: 10/08 O: CORREA 9/16/09 CONTINUED PER OFFICER. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/18/09 OR \$150 PER DAY.
08-11723 1008008	FELIPE RUBERTO &W FRANCES 428 Cadagua 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. Garage door in disrepair & driveway ribbons require repair/replacement.	CITED: 10/08 O: CORREA 9/16/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER MARIA JIMENEZ/ ASST. CITY MANAGER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
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.	CITED: 12/08 O: BERMUDEZ 4/15/09 BOARD'S ORDER: CONTINUED 6 MONTHS. BOARD'S ORDER: CONTINUED 30 DAYS.
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.	CITED: 12/08 O: CORREA 6/17/09 Continued per Officer. 9/16/09 CONTINUED PER MARTHA SALAZAR- BLANCO/ZONING OFFICIAL AND ELI GUTIERREZ/CODE ENFORCEMENT LEAD. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 11/18/09 OR \$150 PER DAY FINE.
09-11822 0309139	NIVARDO MORA &W MIRKA 5110 Orduna Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Generator at rear of house installed without a permit.	CITED: 03/09 O: CORREA 9/16/09 CONTINUED PER OFFICER. COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11830 0409248	JOAQUIN E. PADILLA &W SOFIA M. 405 Viscaya Ave.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed brick pavers in rear without required approval or permit.	CITED: 04/09 O: DAVIDSEN CONTINUANCES: 7/22/09 Per Officer. BOARD'S ORDER: 9/16/09 CONTINUED UNTIL OCTOBER. COMMENTS: CONTINUED PER OFFICER.
09-11843 0609010	BAHAMIAN VILLAGE LLC 280 S. Dixie Hwy.	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 exists for over one year, reactivate or close out permits. Remove temporary construction fence.	CITED: 06/09 O: PINO 7/22/09 CONTINUED 90 DAYS PER ED WELLER / BUILDING & ZONING DIRECTOR. BOARD'S ORDER: STATUS REPORT IN 6 MONTHS.
09-11850 0609017	K OF C COUNCIL HALL CLUB INC. % J J HAGARTY JR PRES. 3005 Salzedo Street	Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. Multi-Tenant signage were installed prior to approval and permit.	CITED: 06/09 O: GARCIA 9/16/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED UNTIL JANUARY 2010 PER ELI GUTIERREZ/ CODE ENFORCEMENT LEAD.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11852 0609011	EDWARD FULLER & W SUSANNA 510 Bird Road	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 chain link location and slats.	CITED: 06/09 O: BERMUDEZ 9/16/09 CONTINUED PER OFFICER. COMMENTS: COMPLIED PRIOR TO HEARING.
09-11889 0609201	ANGEL RIOS 2025 Red Rd.	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 fascia & back patio needing repairs, permits must be obtained.	CITED: 06/09 O: KATTOU 9/16/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.
09-11898 0709134	JAMES H. PERRY II & W SUSAN C. 14520 Tarpon Dr.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Wood fence placed around house without a permit.	CITED: 07/09 O: CLUTE 9/16/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11900 0109087	CARLOS J. SANZ TR CARLOS J SANZ (BEN) 1708 Ferdinand St.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Enclosed family room, alterations for exterior deck & setback garage doesn't meet minimum requirements of 12x12 ft. of clear space.	CITED: 01/09 O: KATTOU 9/16/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.

III. REQUESTS FOR BOARD'S REVIEW:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
06-10745 0406036	CURTIS J. MASE &W ANGELA P. 5505 Arbor Lane	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Dollhouse on cement blocks without approval and permit.	CITED: 04/06 O: SHEPPARD CONTINUANCES: 9/19/07 Per Lourdes Alfonsin /Asst. City Atty. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 8/22/08 OR \$150 PER DAY FINE. ABATEMENT: BOARD GRANTED ABATEMENT FROM 10/19/09 – 1/19/2010.

V. STATUS REPORTS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
09-11860 0309078	ROBERT WEINBERG &W MARY C. 6304 San Vicente Ave.	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. Expired permit on roof work, job was not completed.	CITED: 03/09 O: PINO BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 12/14/09 OR \$150 PER DAY FINE. STATUS REPORT IN OCT.