

**CITY OF CORAL GABLES
CODE ENFORCEMENT BOARD
RECAP AGENDA
MARCH 17, 2010 MEETING
8:30 A.M.**

I. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11990 0809216	LAGO CARMONA LLC 22 Carmona Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repair without necessary approval and permit(s) i.e. Exterior alterations/installation of chain link fence without permit & approval. Must obtain approval and permit.	CITED: 08/09 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
09-12023 0909308	MAJORCA NAVARRE LLC 28 Majorca Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installation of windows without approval or permits (3 different types of windows).	CITED: 09/09 O: SPRINGMYER COMMENTS: COMPLIED PRIOR TO HEARING.
10-12038 0110019	ALLIANCE STARLIGHT I LLC Vacant Lot 900 E. Ponce 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. Must reactivate permit #05110034 & obtain mandatory inspections.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12039 0110020	VICTORIA RE INC. C/O PEDRO FREYRE ESQ. 1091 Galiano 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. Permit #ZN08060367 (temporary chain link fence) is expired, fence must be removed. Permit #BL08030476 (demo) must be reactivated & all inspections must be obtained.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12041	SOL MAJORCA LLC	Section 3-208 Zoning Code:	CITED: 01/10

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0110003	328 Majorca Avenue	Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Must remove temporary chain link fence, construction no longer in progress.	O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12042 0110004	315 MADEIRA LLC 315-17 Madeira Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed chain link fence without permit, must remove.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12043 0110005	315 MADEIRA LLC 315-17 Madeira 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 #07090076 demolition & obtain mandatory inspections. Must either cancel or reactivate permit #07090080 new condo & begin construction.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = WAIVED \$75 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12044 0110006	315 MADEIRA LLC 315-17 Madeira 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 #07090075 demolition & obtain mandatory inspections.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: CONTINUED 30 DAYS.
10-12047 0110018	ALLIANCE STARLIGHT I LLC Vacant Lot 900 E. Ponce Blvd.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed temporary chain link fence without a permit, must remove.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12048	VICTOR RE INC.	Section 3-207(D) Zoning Code: No	CITED: 01/10

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0110022	C/O PEDRO FREYRE ESQ. 44 Santillane Avenue	building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year i.e. Permit #04060330 for temporary chain link fence is expired, fence must be removed.	O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
10-12049 0110036	10 ANTILLA LLC 10 Antilla 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 #06120041 (new condo) & obtain required inspections or cancel permit, remove fence & maintain vacant lot.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = WAIVED \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE.
09-12050 1209014	WYNELLE L. SEBREE 1043 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. Complaint of expired permit. Must reactivate permit #05020318 (interior alterations) & obtain all required inspections.	CITED: 12/09 O: KATTOU COMMENTS: CONTINUED PER OFFICER.
09-12055 1209019	MIGUEL MENDEZ-GERVIAS 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 one (1) year i.e. Property remains with no roof for years, received preliminary approval w/conditions from BOA on 12/11/08. No permit obtained to date.	CITED: 12/09 O: DAVIDSEN COMMENTS: CONTINUED PER OFFICER.
10-12056 0110083	MNVG PROPERTIES LLC 717 Ponce de Leon Blvd., #216	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior alterations w/o permit (gutted unit 216) must include electrical & mechanical permits.	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$250 PER DAY FINE AND BY 3/18/10 (ELECTRICAL) OR \$250 PER DAY FINE.
09-12057 1109047	THOMAS K. MURPHY 414 Sevilla Avenue	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a	CITED: 11/09

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		proper protective enclosure i.e. Pool gate not closing properly. Wall not to 48", resident said he will correct.	O: DAVIDSEN COMMENTS: COMPLIED PRIOR TO HEARING.
10-12058 0110044	CITY OF CORAL GABLES C/O GENERAL GROWTH PROPERTIES 4310 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 permits for all signs (Soluna).	CITED: 01/10 O: BERMUDEZ COMMENTS: COMPLIED PRIOR TO HEARING.
09-12059 1209044	GEORGE C. DIAZ MARIE O. DIAZ GUMA 616 Camilo 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. Mulch and wood on right of way (swale) prior to approval and/or permit. Must obtain public works permit or remove wood and re-sod.	CITED: 12/09 O: DAVIDSEN BOARD'S ORDER: CONTINUED 60 DAYS.
10-12062 0110125	CLAUDIA BARONI 446 Madeira Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Chain link fence on property without permit.	CITED: 01/10 O: DAVIDSEN BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$150 PER DAY FINE.
09-12067 1009100	EDITH SANCHEZ 1009 Columbus Blvd.	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 cleaning due to mildew, discoloration. Must maintain property to be in compliance i.e. Roof, eaves and walls.	CITED: 10/09 O: KATTOU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$150 PER DAY FINE.
09-12070 0609149	GROVES PROPERTIES LTD 4100 Salzedo St.	Section 105-27 City Code: Windows of vacated building have not been property made opaque, which is prohibited, must	CITED: 06/09

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
		obtain paper from B &Z i.e. Place approved paper to opaque vacant store windows.	O: BERMUDEZ COMMENTS: COMPLIED PRIOR TO HEARING.
10-12071 0210002	ALHAMBRA CANAL 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. New residence #07050525 needs to have all inspections passed and permit closed.	CITED: 02/10 O: SHEPPARD BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 3/18/10 OR \$500 PER DAY FINE. LIEN AFTER 24 HOURS.

II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11963 0909290	JESUS MACEDA & W NILSA M. MACEDA 1123 Lisbon Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Installed driveway pavers & black aluminum gates prior to approval and permits.	CITED: 09/09 O: KATTOU 1/27/10: CONTINUED PER OFFICER. 2/17/10: CONTINUED PER OFFICER. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/15/10 OR \$150 PER DAY FINE.
09-12002 1109013	TODD TRASKOS 547 Aragon Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. A/C change out at garage without obtaining required permit.	CITED: 11/09 O: SPRINGMYER 2/17/10: CONTINUED PER OFFICER. BOARD'S ORDER: CONTINUED 30 DAYS.
09-12015 0909299	SILVI P. STEPHENS 601 Zamora 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. The following permits have been open over one (1) year #BL-07-12-0201 (repair roof leaks).	CITED: 09/09 O: SPRINGMYER 2/17/10: CONTINUED PER OFFICER. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/10 OR \$150 PER DAY FINE.

III. REQUESTS FOR BOARD'S REVIEW:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
06-10095 0306230	HENRY ALVAREZ & W ILIDA 12793 Old Cutler Rd.	Section 5-12 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Must maintain a 4ft enclosure around pool with self-closing and latching gates mechanism at 52" high at all times.	<p>CITED: 03/06</p> <p>O: SHEPPARD</p> <p>BOARD'S ORDER: 5/16/06 A= \$75.00 B= Guilty/Comply by 6/15/06 or \$250 per day fine.</p> <p>ABATEMENT: 6/20/06 Board's Order of 5/16/06 abated.</p> <p>7/18/06 Board's Review.</p> <p>CASE TO RETURN IN OCTOBER TO BE REHEARD.</p> <p>11/19/09 CONTINUED PER OFFICER.</p> <p>CASE REVIEW.</p> <p>1/27/10: CONTINUED 30 DAYS PER ED WELLER – BUILDING & ZONING DIRECTOR.</p> <p>2/17/10: CONTINUED PER ED WELLER – BUILDING & ZONING DIRECTOR.</p> <p>COMMENTS: COMPLIED PRIOR TO HEARING.</p>
08-11678 1208049	CORAL GABLES FEDL S & L ASSN.	Section 105-27 City Code: Property is in need of maintenance by one of the	CITED: 12/08

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
	% FIRST UNION NTL BANK 1541 Sunset Drive	following: needs painting, repairs, or awnings in need of repair i.e. Orange metal awning under ramp is in disrepair.	<p>O: SHEPPARD</p> <p>BOARD'S ORDER: 11/18/09 A = \$75.00 B = GUILTY/COMPLY BY 12/3/09 (PULL PERMIT & BEGIN WORK) OR \$250 PER DAY FINE. STATUS IN JANUARY.</p> <p>1/27/10: ABATEMENT GRANTED FOR 30 DAYS FROM 1/27/10.</p> <p>RESPONDENT REQUESTS ABATEMENT.</p> <p>ABATEMENT DENIED.</p>
09-11987 0909177	GUIDO A. FRASER 434 Mendoza 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 the following permits & obtain required inspections: 05070430 brick patio & 05010227 ext. painting.	<p>CITED: 09/09</p> <p>O: SPRINGMYER</p> <p>BOARD'S ORDER: 1/27/10 A = \$75.00 B = NOT GUILTY/COMPLY BY 2/26/10 OR \$150 PER DAY FINE.</p> <p>RESPONDENT REQUESTS ABATEMENT.</p> <p>ABATEMENT GRANTED FROM 3/17/10 – 9/17/10.</p>

IV. REHEARING OF CASE:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
09-11927 0509043	AUGUSTO E. MAXWELL &W MARZELA R. MAXWELL 3810 Alhambra Ct.	Section 5-301 Zoning Code: Maintaining/Installing/Recovering an awning(s) or canopy without necessary approval and permit. i.e. Must obtain permit to recover awning or remove frame.	CITED: 05/09 O: SPRINGMYER 1/27/10: CONTINUED PER OFFICER. BOARD ENTERED ORDER PRIOR TO APPEARANCE BY PROPERTY OWNER – NEEDS TO BE REHEARD IN MARCH DUE TO OFFICER ERROR. BOARD'S ORDER: ORDER OF 2/17/10 DISMISSED. (COMPLIED PRIOR TO HEARING).

V. STATUS REPORTS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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: 10/19/09 CONTINUED 30 DAYS. BOARD'S ORDER: 11/18/09 CONTINUED 6 MONTHS. STATUS REPORT. BOARD'S ORDER: 1/27/10 MONTHLY STATUS. STATUS REPORT.