

**CITY OF CORAL GABLES
CODE ENFORCEMENT BOARD
RECAP AGENDA
APRIL 15, 2009 MEETING
8:30 A.M.**

I. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11734 0209046	THAYLLANA FIALLO 700 Biltmore Way, #214	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior alterations w/o obtaining required permit (kitchen & flooring) requires plumbing & electrical as well.	CITED: 02/09 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
09-11735 0209033	OSVALDO A. DE LA PEDRAJA JR. & ODALIS P. SYLVESTRE JTRS 2516 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. Must reactivate the following permits & obtain required inspections: 93100084 (cbs wall) & 94060588 (driveway).	CITED: 02/09 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
08-11736 1208011	JESUS ESTARELLAS &W MERCEDES 2650 Country Club	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 #93120164 has been open for more than one year (exterior paint), must obtain final zoning.	CITED: 12/08 O: SPRINGMYER BOARD'S ORDER: CONTINUED.
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.	CITED: 01/09 O: DAVIDSEN BOARD'S ORDER: CONTINUED.
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 BOARD'S ORDER: CONTINUED 6 MONTHS.
09-11745	FOUR TOWNES INC.	Section 5-108 Zoning Code: Maintaining	CITED: 02/09

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0209086	1418 Cordova Street	a swimming pool which does not have a proper protective enclosure i.e. Gate must self-close/latch.	O: SPRINGMYER BOARD'S ORDER: A= \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7162 0902039	THE BILTMORE HOTEL – LESSOR ATTN: GENE PRESCOTT TENANT: WOA/PAOA 1200 Anastasia Avenue #450	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7163 0902041	BILTMORE LLC – OWNER TENANT: ANIMATED TOYS INC. 479 Biltmore Way	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = WAIVED B = GUILTY/COMPLY BY 4/17/09 OR \$250 PER DAY FINE.
L09-7165 0902050	DOUGLAS CENTRE RB GEM LLC – OWNER TENANT: APPRAISAL & CONSULTING SVCS 2600 Douglas Rd., #303	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7166 0902051	DOUGLAS CENTRE RB GEM LLC – OWNER TENANT: LEONARDO DELGADO ASA 2600 Douglas Rd., #303	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7167	DOUGLAS CENTRE RB GEM LLC – OWNER	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0902052	TENANT: VERNON GROUP INC. 2600 Douglas Rd., #505		O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7168 0902053	DOUGLAS CENTRE RB GEM LLC – OWNER TENANT: PIANTINI & ASSOCS. PA 2600 Douglas Rd. #1103	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7170 0902055	PATINO ENTERPRISES, INC. – OWNER TENANT: GREGORY ANTONIO SAMMS 225 Alcazar Avenue	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7172 0902062	CRESCENT ALHAMBRA LLC – OWNER TENANT: ABC NEWS INC. 2 Alhambra Plaza, PH IC	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7173 0902069	WILMINGON TRUST CO. – OWNER TENANT: SEELIGER Y. CONDE INTL MIAMI TRUSTEE FOR DOUGLAS ENTRANCE 800 Douglas Rd., Ste. 147	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7174	B E N GLOBAL CORP. –	Section 66-21 City Code: Failing to pay	CITED: 02/09

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
0902072	OWNER TENANT: BANLER WHOLESALE INC. 2030 Douglas Rd., Ste. 209	local business tax.	O: GOMEZ BOARD'S ORDER: A = \$75.00 B= GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7175 0902073	B E N GLOBAL CORP. – OWNER TENANT: BANLER WHOLESALE INC. 2030 Douglas Rd., Ste. 209	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: GOMEZ COMMENTS: CLOSED PRIOR TO HEARING.
L09-7178 0902105	J N J BUILDING INC. – OWNER TENANT: NET REAL ESTATE INC. 2906 Douglas Rd. #100	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7179 0902106	J N J BUILDING INC. – OWNER TENANT: NICOLAS TORRENT % NET REAL ESTATE 2906 Douglas Rd. #100	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7180 0902107	J N J BUILDING INC. – OWNER TENANT: J N J BUILDING INC. 2906 Douglas Rd. #101	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARDS' ORDER: A= \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7181 0902116	STANLEY S. DAVIDSON TR – OWNER TENANT: ONE WAY ENTERTAINMENT LLC 2655 Le Jeune Rd., #500	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7182 0902118	SANTONA CORNER LLC – OWNER TENANT: IMAGERY CREATIVE 1430 S. Dixie Hwy., #307	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: CONTINUED PRIOR TO HEARING.
L09-7184 0902126	PALERMO HOLDINGS INC. – OWNER TENANT: ANA L. MOFFAT 304 Palermo Ave., #1 st Flr.	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7185 0902127	PRISA PONCE DE LEON LLC – OWNER TENANT: WACHOVIA MORTGAGE FSB 2555 Ponce de Leon Blvd., #202	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7187 0902099	1401 PONCE DEVELOPMENT CORP. – OWNER TENANT: ARCOART INC. 145 Menores Ave.	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7189 0902131	MMM LLC – OWNER TENANT: LOTUS GARDEN 318 Miracle Mile	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7190 0903138	PONCE CIRCLE DEVELOPERS LLC – OWNER TENANT: LEO BUENO PA 3001 Ponce de Leon Blvd., #244	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7191 0903139	SANDIAZ INVESTMENTS INC. – OWNER TENANT: LUIS I. GUERRA PA 3127 Ponce de Leon Blvd.	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7193 0902081	SPECTOR & SONS – OWNER TENANT: GRUPO BERAZA HERMANOS INC. 4675 Ponce de Leon Blvd., #305	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7194 0902084	FUND VIII ATRIUM REMO LP – OWNER TENANT: ANDREW J. NIERENBERG LLC 1500 San Remo Ave., Ste. 125	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/16/09 OR \$250 PER DAY FINE.
L09-7195 0902085	FUND VIII ATRIUM REMO LP – OWNER TENANT: GIOVANNI CHIAMPESAN LLC 1500 San Remo Ave., Ste. 136	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7196 0902087	DEL MONTE FRESH PRODUCE CO. – OWNER TENANT: SEVILLA CAFÉ INC. ATTN: TAX DEPT. 241 Sevilla Avenue	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7197 0902089	OOOM LLC – OWNER TENANT: GABLES MORTGAGE & ASSOC. INC. 300 Sevilla Ave., Ste. 208	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/20/09 OR \$250 PER DAY FINE.
L09-7198 0902090	OOOM LLC – OWNER TENANT: MIRIAM D. EGUSQUIZA – BROKER 300 Sevilla Avenue, Ste. 208	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/20/09 OR \$250 PER DAY FINE.
L09-7199 0902091	CORAL GABLES FEDERAL S & L % FIRST UNION NATL BANK – OWNER TENANT: ATLANTIC GENERAL CONSTRUCTION 1541 Sunset Rd. #301	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/09 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.

II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
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 CONTINANCES: 6/18/08 6 months per Board. BOARD'S ORDER: 1/21/09 CONTINUED 90 DAYS. COMMENTS: CONTINUED 90 DAYS PER LOURDES ALFONSIN – ASST. CITY ATTY.
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 CONTINANCES: 6/18/08 6 months per Board. BOARD'S ORDER: 1/21/09 CONTINUED 90 DAYS. COMMENTS: CONTINUED 90 DAYS PER LOURDES ALFONSIN – ASST. CITY ATTY.
08-11657 0808037	SASA DESNICA 1014 Manati 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. Permits needs to be reactivated and inspection closed for: 07040416 re-roof.	CITED: 08/08 O: SHEPPARD 3/18/09 CONTINUED PER OFFICER. COMMENTS: CLOSED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11660 0908196	WALCO PROPERTIES INC. 3400 Ponce de Leon Blvd.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Exterior alteration without approval and permit (i.e. a/c wall units (2), exterior door and new electric from meter to utility room).	CITED: 09/08 O: GARCIA 3/18/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER LOURDES ALFONSIN – ASST. CITY ATTY.
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.	CITED: 12/08 O: SHEPPARD 3/18/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER WALTER LESSER (ACTING CODE ENFORCEMENT LEAD).
08-11695 1008205	ROBERT GRANDCHAMP 318 Viscaya Avenue	Section 5-1403(A) Zoning Code: A driveway approach does not exist which is prohibited or the existing driveway approach is in need of repair i.e. Driveway approach does not exist and must be replaced, obtain approval and permit.	CITED: 10/08 O: GARCIA 3/18/09 CONTINUED PER OFFICER. COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
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.	CITED: 01/09 O: DAVIDSEN 3/18/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER ED WELLER – BUILDING & ZONING DIRECTOR & LOURDES ALFONSIN – ASST. CITY ATTY.
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.	CITED: 01/09 O: DAVIDSEN 3/18/09 CONTINUED PER OFFICER. COMMENTS: CONTINUED PER ED WELLER – BUILDING & ZONING DIRECTOR & LOURDES ALFONSIN – ASST. CITY ATTY.

III. REQUESTS FOR BOARD'S REVIEW:

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. ABATEMENT GRANTED FROM 4/17/09 – 6/17/09.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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 CONTINUANCES: 11/19/08 Per Officer. BOARD'S ORDER: 1/21/09 A = \$75.00 B = Guilty/Comply by 2/20/09 or \$250 per day fine. REQUESTING FOR CASE TO BE REHEARD. 2/18/09 CONTINUED PER EDWARD WELLER/BUILDING & ZONING DIRECTOR. BOARD'S ORDER OF 1/21/09 DISMISSED – NEW BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 3/25/09 OR \$250 PER DAY FINE. ABATEMENT GRANTED FROM 3/25/09 – 6/25/09.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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'S ORDER: 11/19/08 A= \$75.00 B= Guilty/Comply by 2/17/09 (non-electrical) or \$150 per day fine & 12/3/08 (electrical) or \$250 per day fine. RESPONDENT REQUESTS AN ABATEMENT. RESPONDENT WAS NOT PRESENT. ABATEMENT GRANTED FROM 2/17/09 – 10/17/09.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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.	CITED: 11/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 3/19/09 (ELEC.) OR \$250 PER DAY FINE & COMPLY BY 4/17/09 (OTHER VIOLATIONS) OR \$150 PER DAY FINE. ABATEMENT GRANTED FROM 3/19/09 – 7/19/09.

