

**CITY OF CORAL GABLES
CODE ENFORCEMENT BOARD
RECAP AGENDA
MAY 19, 2010 MEETING
8:30 A.M.**

I. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11999 0909281	NABIL J. ACHKAR 6910 Camarin 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. Wall on south side of property is in disrepair. Obtain all necessary permits for repair.	CITED: 09/09 O: SHEPPARD BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 7/18/10 OR \$150 PER DAY FINE.
09-12027 1209001	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 and or painting due to mildew, discoloration, peeling of paint. Must maintain property to be in compliance.	CITED: 12/09 O: KATTOU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$150 PER DAY FINE.
10-12064 0110069	100 ALHAMBRA TOWER LLC 100 Alhambra Circle	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 a permit, must remove.	CITED: 01/10 O: SPRINGMYER COMMENTS: CONTINUED PER OFFICER.
09-12068 0509054	DOMINIC ABREU & W DOLORES 5720 Granada 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. Permits need to be reactivated and inspections closed: pool 01030063, addition 01031265, alarm 01050349, wood floor 04060530 and windows 04090056.	CITED: 05/09 O: SHEPPARD BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$150 PER DAY FINE.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-12088 1209029	ERIC RIVERA & W MARITZA BLANCO 410 Savona 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 #03050183 tile porch and #03120008 doors.	CITED: 12/09 O: SHEPPARD COMMENTS: CONTINUED PER OFFICER.
10-12089 0210092	MARGARET RAMSEY DAVIS 214 Florida Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Demolition started prior to approval and permit, need to obtain permit and finish demolition.	CITED: 02/10 O: SHEPPARD BOARD'S ORDER: A = WAIVED \$75.00 B = GUILTY/COMPLY BY 7/18/10 OR \$150 PER DAY FINE. (REMOVAL OF DEBRIS PRIOR TO HURRICANE SEASON).
10-12090 0210094	MARIO MONTOYA 6949 Sunrise Drive	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. 6 ft. temporary chain link fence and portable toilet without permits.	CITED: 02/10 O: SHEPPARD COMMENTS: COMPLIED PRIOR TO HEARING.
10-12093 0310018	PONCE RIVIERA, LLC 500 Loretto 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. Obtain approval/permit for material (gravel) on swale.	CITED: 03/10 O: BERMUDEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$250 PER DAY FINE.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
10-12094 0310012	CENTURY LAGUNA LLC 390 Bird Road	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Remove all chain link fence and screen.	CITED: 03/10 O: BERMUDEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$250 PER DAY FINE.
10-12095 0310050	CENTURY LAGUNA LLC 390 Bird Road	Section 3-209 Zoning Code: No use of any property shall commence or shall be maintained without first obtaining a Certificate of Use i.e. Use of property shall first obtain a Certificate of Use (storing construction equipment & materials)	CITED: 03/10 O: BERMUDEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$250 PER DAY FINE.
10-12102 0310093	JOSEPH CHAKOFF & NELCIDA CHAKOFF (JTRS) 3807 Granada 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. Property has open expired permits. Permits must be closed via inspection process.	CITED: 03/10 O: DAVIDSEN COMMENTS: CONTINUED PER OFFICER.
10-12104 0310089	TOTAL BANK 820 El Rado Street	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 & debris rear of property i.e. Wood, glass table, sink must maintain property free from trash & debris.	CITED: 03/10 O: KATTOU COMMENTS: COMPLIED PRIOR TO HEARING.
10-12110 0110103	ARTHUR CULLEN &W NIEVES FEAL 150 Giralda Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior alterations without obtaining required permits (duct – work, etc.)	CITED: 01/10 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$250 PER DAY FINE.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7294 1002074	THERESA JACOME PA (OWNER) INSTYLE PROPERTIES LLC (TENANT) 420 S. Dixie Hwy., #4K	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7295 1002075	THERESA JACOME PA (OWNER) THERESA JACOME PA (TENANT) 420 S. Dixie Hwy., #4K	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7296 1002076	HAJI GROUP LLC (OWNER) CHINA CABINET (TENANT) 430 S. Dixie Hwy., #1	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: PORTU BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 5/20/10 OR \$250 PER DAY FINE.
L09-7302 1002109	TAMACH 8500 LLC (OWNER) TAMACH ALMERIA HOLDINGS LLC (TENANT) 2600 Douglas Rd., PH8	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7303 1002110	TAMACH 8500 LLC (OWNER) TAMACH REAL ESTATE MGMT INC. (TENANT) 2600 Douglas Rd., PH 8	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7308 1003199	LEONARD FRISHMAN (OWNER) THE GABLES LAW CENTER LLC (TENANT) 3081 Salzedo St.	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/10 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7314 1002073	THOMAS W OSLSEN III (OWNER) CONTINENTAL MUTUAL MORTGAGE (TENANT) 706 S. Dixie Hwy., #200	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: PORTU COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7315 1002098	PROSPECT ARAGON LLC (OWNER) ORLANDO J. ABELLA (TENANT) 60 Aragon Avenue	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: GOMEZ COMMENTS: CONTINUED PER OFFICER.
L09-7322 1002143	NICOLAS TRUJILLO &W BRENDA (OWNER) NICOLAS TRUJILLO &W BRENDA (TENANT) 1414 Galiano St.	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: GOMEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 5/20/10 OR \$250 PER DAY FINE.
L09-7325 1002156	DIANA MESSIR (OWNER) DIANA MESSIR (TENANT) 217 Madeira Avenue	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: GOMEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 5/20/10 OR \$250 PER DAY FINE.
L09-7328 1002170	DORY S. ANSELM (OWNER) DORY ANSELM % BELLA HOMES OF FL (TENANT) 717 Ponce de Leon Blvd., #322	Section 66-21 City Code: Failing to pay local business tax.	CITED: 02/10 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
L09-7337 1003211	SOUTH FLA LENDING SOLUTIONS (OWNER) SO FLORIDA LENDING SOLUTIONS (TENANT) 2100 Ponce de Leon Blvd., #1045	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/10 O: GOMEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 5/20/10 OR \$250 PER DAY FINE.
L09-7338 1003212	SUITE 1111 LLC (OWNER) JOSIE PEREZ VELIS PA (TENANT) 2100 Ponce de Leon Blvd., #1111	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/10 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7340 1003216	CLAS GROUP INC. (OWNER) CLAS GROUP INC. (TENANT) 227 Salamanca Avenue	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/10 O: GOMEZ COMMENTS: COMPLIED PRIOR TO HEARING.
L09-7341 1003219	GUSTAVO MARTINEZ (OWNER) GUSTAVO MARTINEZ (TENANT) 226 Sidonia Avenue	Section 66-21 City Code: Failing to pay local business tax.	CITED: 03/10 O: GOMEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 5/20/10 OR \$250 PER DAY FINE.

II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11659 1008256	VALENCIA INVESTORS LLC 2520 Le Jeune 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. Roof is dirty and property is visibly neglected, must clean and/or paint.	CITED: 10/08 O: DAVIDSEN 4/21/10: CONTINUED PER OFFICER. COMMENTS: CONTINUED PER ELI GUTIERREZ – CODE ENFORCEMENT LEAD.
09-11933 0809291	WILLIAM C DAVIS III & W ILEANA GUEL BENZUDAVIS 1530 S. Greenway Dr.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Wood fence & lattice on west side of property.	CITED: 08/09 O: KATTOU BOARD'S ORDER: 11/18/09 CONTINUED 6 MONTHS. COMMENTS: CONTINUED 3 MONTHS PER LOURDES ALFONSIN – ASST. CITY ATTY.
09-12004 0909131	ESPIGA REAL ESTATE INVESTMENT 4809 University Dr., #4809	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Driveway, walkway & approach widened without approval and permit. Must obtain permit for restoration or expansion.	CITED: 09/09 O: CORREA 4/21/10: CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-12005 0909132	7821 LLC 4819 University Dr., #4819	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Driveway, walkway & approach widened without approval & permit. Must obtain permits for restoration or expansion.	CITED: 09/09 O: CORREA 4/21/10: CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.
09-12006 0909133	SOLIMAR HOLDINGS LTD 4815 University Dr., #4815	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Driveway, walkway & approach widened without approval & permit. Must obtain permits for restoration or expansion.	CITED: 09/09 O: CORREA 4/21/10: CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.
09-12007 0909134	RAFAEL MORERA & W VIVIAN 4807 University Dr., #4807	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Driveway, walkway & approach widened without approval & permit. Must obtain permits for restoration or expansion.	CITED: 09/09 O: CORREA 4/21/10: CONTINUED PER OFFICER. COMMENTS CONTINUED PER OFFICER.
09-12055 1209019	MIGUEL MENDEZ-GERVAS 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 3/17/10: CONTINUED PER OFFICER. 4/21/10: CONTINUED PER OFFICER. COMMENTS: CONTINUED PER OFFICER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
10-12072 0110085	LUC GRANDGUILLOTTE SUSAN LIMA 823 Capri St.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Exterior construction/blocked up windows/openings without approval or permit.	CITED: 01/10 O: DAVIDSEN 4/21/10: CONTINUED PER OFFICER. COMMENTS: COMPLIED PRIOR TO HEARING.
10-12079 0210051	CARLOS ZAMBRANO & W LILIA P. LASPRILLA 441 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. Property has open permits. Must re-open and obtain all inspections to close.	CITED: 02/10 O: DAVIDSEN BOARD'S ORDER: 4/21/10 CONTINUED UNTIL MAY. BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 6/18/10 OR \$150 PER DAY FINE & COMPLY BY 5/20/10 OR \$250 PER DAY FINE (ELECTRICAL).
10-12080 0210064	VINCENTE C CARTAYA CARMEN M MANRARA 811 Malaga Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Kitchen demo without permit. Must obtain all required permits and inspections.	CITED: 02/10 O: DAVIDSEN 4/21/10: CONTINUED PER OFFICER. COMMENTS: CONTINUED PER ELI GUTIERREZ – CODE ENFORCEMENT LEAD.

III. REQUESTS FOR BOARD'S REVIEW:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
09-11882 0409029	THOMAS A. DANIEL &W SHELLEY B. 3720 Granada 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. Complaint of construction taking too long. Must reactivate several permits that are over a year old & obtain mandatory inspections.	CITED: 04/09 O: SPRINGMYER BOARD'S ORDER: 9/16/09 A = \$75.00 B = GUILTY/COMPLY BY 10/16/09 OR \$150 PER DAY FINE. REQUEST TO BE REHEARD. BOARD'S ORDER: ORDER OF 9/16/09 DISMISSED. BOARD'S ORDER: 11/18/09 A = \$75.00 B = GUILTY/COMPLY BY 5/19/10 OR \$150 PER DAY FINE. ABATEMENT GRANTED FROM 5/19/10 – 7/19/10.