

**CITY OF CORAL GABLES
CODE ENFORCEMENT BOARD
RECAP OF AGENDA
MARCH 18, 2009 MEETING
8:30 A.M.**

I. NEW CASES:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11590 0808199	MARY ALVEREZ 130 Cadima Avenue	Section 5-111 Zoning Code: Maintaining a storage shed: made of metal or some other unapproved material and/or installed without a permit.	CITED: 08/08 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.
08-11591 0608081	SARA ZUKERMAN & RUTH SHAPIRO % SAMTER REALTY CO INC. 374 Miracle Mile	Section 5-1908 Zoning Code: All signs in display windows are prohibited except for signs installed with permits and appropriate temporary signs i.e. Signage and graphics installed on windows at 380 Miracle Mile without approval and permit.	CITED: 06/08 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.
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 COMMENTS: CONTINUED PER OFFICER.
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 COMMENTS: CONTINUED PER OFFICER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11662 1108041	ROBERT A. GARCIA ESQUERDO 300 Alesio 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 installed without approval and permit and must be removed.	CITED: 11/08 O: GARCIA BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/17/09 OR \$150 PER DAY FINE.
08-11664 0908016	PAULO CARVALHO &W LAYNE HUSKINS 308 Cadima Avenue	Section 5-1409 Zoning Code: Minimum off-street parking required for a single family residence is a porte-cochere, breezeway or garage i.e. Garage must be maintained for purpose of storing vehicle and cannot be converted to living quarters.	CITED: 09/08 O: GARCIA COMMENTS: COMPLIED PRIOR TO HEARING.
08-11677 0708110	MAGDALENA FUDALI 6833 Veronese Street	Section 5-108 Zoning Code: Maintaining a swimming pool which does not have a proper protective enclosure i.e. Latch on screen enclosure is not latching.	CITED: 07/08 O: SHEPPARD COMMENTS: COMPLIED PRIOR TO HEARING.
08-11683 1208007	JOHN GENOVESE &W LAUREN HARRISON 2700 Columbus Blvd.	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. Installed walkway (rocks) on right of way without obtaining required permit. Must remove possible danger to life safety.	CITED: 12/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 3/25/09 OR \$250 PER DAY FINE.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
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 COMMENTS: CONTINUED PER OFFICER.
08-11692 0408038	JOSE FERNANDEZ 916 Tangier 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: 93030474 elec. Service repair; 98060551 pressure clean & paint roof; 03090101 int. demo & 04030302 addition.	CITED: 04/08 O: SPRINGMYER BOARD'S ORDER: CONTINUED UNTIL SEPTEMBER.
08-11693 0808237	MERCY URIARTE 840 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 permit #07080163 garage door replacement & obtain required inspections.	CITED: 08/08 O: SPRINGMYER BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 4/17/09 OR \$150 PER DAY FINE.
08-11694 0708028	DENNY'S INC. % RASH #2000901618 1150 S. Dixie Hwy.	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Painting without approval and a permit.	CITED: 07/08 O: SHEPPARD COMMENTS: CONTINUED PER OFFICER.
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 COMMENTS: CONTINUED PER OFFICER.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
08-11596 1108045	JOSE M. CORTEGUERA MARIA D. CORTEGUERA 2512 Alhambra Circle	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 obtaining required permit.	CITED: 11/08 O: SPRINGMYER BOARD'S ORDER: A= \$75.00 B = GUILTY/COMPLY BY 4/17/09 OR \$150 PER DAY FINE.
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 COMMENTS: CONTINUED PER OFFICER.
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 COMMENTS: CONTINUED PER OFFICER.
09-11699 0109037	SERAFIN SOUSA &W NURIA SOUSA 700 Biltmore Way R6	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 COMMENTS: CLOSED PRIOR TO HEARING.
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.

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
09-11705 0109057	ANASTASIA ROYAL CONDO ASSOC. 411 Anastasia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Illegal structure and Jacuzzi on roof top common area. Must obtain permit before demo, including structural, electrical and plumbing.	CITED: 01/09 O: DAVIDSEN COMMENTS: CONTINUED PER OFFICER.
08-11712 0508068	INGRID D. KOHLER 700 Biltmore Way #1011	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: 03100012 wood floors & 03100285 interior tiling.	CITED: 05/08 O: BERMUDEZ BOARD'S ORDER: A = \$75.00 B = GUILTY/COMPLY BY 5/17/09 OR \$150 PER DAY FINE.

II. CONTINUED FROM PREVIOUS MEETINGS:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	FINDING TO BE MADE:
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.
08-11682 0908227	LUIS HERNANDEZ 3615 Harlano Street	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Windows installed, a/c unit removed & blocked up & central a/c unit installed w/o permit.	CITED: 09/08 O: DAVIDSEN CONTINUANCES: 2/18/09 Per Officer. COMMENTS: COMPLIED PRIOR TO HEARING.

III. REQUESTS FOR BOARD'S REVIEW:

CASE NO.: FILE NO.:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
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 ext. paint; 03100406 int. demo; 04010374 int. 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. ABATEMENTS: 11/19/08 Granted from 8/17/08 – 2/17/09. ABATEMENT GRANTED FROM 2/17/09 – 5/17/09.
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.

V. STATUS REPORTS:

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. STATUS REPORT.