

PUBLIC NOTICE

AGENDA

**CODE ENFORCEMENT BOARD OF CORAL GABLES
COMMISSION CHAMBERS
405 BILTMORE WAY
CORAL GABLES, FLORIDA
8:30 A.M. ON WEDNESDAY, 03/20/2013**

In accordance with the provisions of Section 286.0105 Florida Statutes, if a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he/she will need a record of the proceedings, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes of the February 20, 2013 meeting
- IV. Swearing In Those Testifying
- V. Call of Cases from Calendar
- VI. Approval of Status Reports as Written

Old Business

Next Meeting date **Wednesday, April 17, 2013 at 8:30 a.m. in the Commission Chambers - Second Floor - 405 Biltmore Way.**

- IX. Adjournment

Any person requiring special accommodations for participation in the meeting because of a special disability, should call Public Works, no less than five working days prior to the meeting.

"Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk."

**CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION**

427 BILTMORE WAY
SUITE 100
CORAL GABLES, FL 33134
Phone: (305) 460-5226 Fax: 305-460-5348

**Code Enforcement Board
Agenda for 3/20/13 8:30 am**

Case # / Location	Responsible Party	Case Type
13042 400 ROSARO AVE CORAL GABLES, FL 33146-2218 Code Section: 3-208 ZONING EXTERIOR ALTERATIONS Text: MAINTAINING/DOING EXTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S). Violation: EXTERIOR ALTERATIONS # 1 Date: 9/6/12 Inspector: Kimberley Springmyer Status: Active Remedy: INSTALLATION OF STAIR RAILINGS WITHOUT OBTAINING REQUIRED PERMIT.	NANCY TATIANA CEVALLOS 400 ROSARO AVE CORAL GABLES, FL 33146-2218	New 03/20/2013
13057 1400 AGUA AVE CORAL GABLES, FL 33156 Code Section: 3-207(D) ZC UNCOMPLETED BUILDING Text: NO BUILDING NOT FULLY COMPLETED IN COMPLIANCE WITH PLANS AND SPECIFICATIONS IS PERMITTED TO EXIST MORE THAN ONE (1) YEAR. Violation: UNCOMPLETED BUILDING # 1 Date: 5/11/12 Inspector: Carlos F. Correa Status: Active Remedy: OPEN PERMITS ON PROPERTY FOR OVER 1 YEAR. MUST OBTAIN ALL NECESSARY INSPECTIONS AND A CERTIFICATE OF OCCUPANCY.	SORAYA GHODRATI SINA NEGAHBANI 1400 AGUA AVE. CORAL GABLES, FL 33156	New 03/20/2013
13064 120 SAN SOUCI DR CORAL GABLES, FL 33133 Code Section: 3-208 ZONING EXTERIOR ALTERATIONS Text: MAINTAINING/DOING EXTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S). Violation: EXTERIOR ALTERATIONS # 1 Date: 7/10/12 Inspector: Kimberley Springmyer Status: Active Remedy: INSTALLED WOOD FENCE WITHOUT OBTAINING PERMIT. MUST REMOVE.	MAGDALENA H AVERHOFF 120 SANS SOUCI DR CORAL GABLES, FL 33133	New 03/20/2013

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Case # / Location	Responsible Party	Case Type
13065 1536 ROBBIA AVE CORAL GABLES, FL 33146 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING	MADELINE REGUERAL & 1536 ROBBIA AVE CORAL GABLES, FL 33146	New 03/20/2013
# 1	Date: 11/21/12	Inspector: Terri L. Sheppard
Remedy: ROOF IS DIRTY/MILDEWED AND IS IN NEED OF CLEANING. FASCIA IS IN DISREPAIR. OBTAIN NECESSARY PERMIT FOR REPAIRS AND PAINTING.	Status: Active	
13066 1411 MANTUA AVE CORAL GABLES, FL 33146 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING	VALERIE A FERNANDEZ 1411 MANTUA AVE CORAL GABLES, FL 33146-1626	New 03/20/2013
# 1	Date: 11/21/12	Inspector: Terri L. Sheppard
Remedy: ROOF IS DIRTY/MILDEWED AND IS IN NEED OF CLEANING.	Status: Active	
13067 1400 TRILLO AVE CORAL GABLES, FL 33146-2313 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING	LIXARDIE GALLO 1400 TRILLO AVE CORAL GABLES, FL 33146-2313	New 03/20/2013
# 1	Date: 11/21/12	Inspector: Terri L. Sheppard
Remedy: ROOF IS DIRTY/MILDEWED AND IS IN NEED OF CLEANING.	Status: Active	
13070 645 SEVILLA AVE CORAL GABLES, FL 33134-5625 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING	JOSE E BLANCO &W MARY A 645 SEVILLA AVE CORAL GABLES, FL 33134-5625	New 03/20/2013
# 1	Date: 10/19/12	Inspector: Andy A. Clute
Remedy: ROOF AND EXTERIOR WALL DIRTY FROM MOLD AND/OR MILDEW.	Status: Active	

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13072 210 VALENCIA AVE CORAL GABLES, FL 33134-6302 Code Section: 3-208 ZONING EXTERIOR ALTERATIONS Text: MAINTAINING/DOING EXTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S). Violation: EXTERIOR ALTERATIONS	210 VALENCIA LLC 2600 DOUGLAS RD STE 1104 CORAL GABLES, FL 33134	New 03/20/2013
Remedy: MAINTAINING TEMPORARY CONSTRUCTION FENCE ON PROPERTY WITHOUT PERMIT. PERMIT FOR THIS FENCE WAS CLOSED OUT IN 2010.	# 1 Date: 11/6/12 Inspector: Carlos F. Correa	Status: Active
13073 5203 GRANADA BLVD CORAL GABLES, FL 33146 Code Section: 5-111 ZONING STORAGE SHEDS Text: MAINTAINING A STORAGE SHED: MADE OF METAL OR SOME OTHER UNAPPROVED MATERIAL AND/OR INSTALLED WITHOUT A PERMIT. Violation: STORAGE SHEDS	JOSE F MARTINEZ &W ANNA B 5203 GRANADA BLVD CORAL GABLES, FL 33146-2030	New 03/20/2013
Remedy: SHED AT REAR HOME.	# 1 Date: 7/31/12 Inspector: Terri L. Sheppard	Status: Active
13074 5230 ALHAMBRA CIRCLE CORAL GABLES, FL 33146-1931 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING	PRESCOTT ROSCHE LLP PO BOX 559021 MIAMI, FL 33255	New 03/20/2013
Remedy: ROOF IS DIRTY/MILDEWED. IT IS IN NEED OF CLEANING.	# 1 Date: 11/1/12 Inspector: Terri L. Sheppard	Status: Active
13075 25 CAMPINA CT CORAL GABLES, FL 33134 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING	LIDIA ASENCIO EST OF 25 CAMPINA CT CORAL GABLES, FL 33134-1811	New 03/20/2013
Remedy: REPAIR ALL OPENINGS THAT GIVE ACCESS TO CRAWL SPACE. FIX DOOR & SCREENS.	# 1 Date: 11/16/12 Inspector: Rey E. Bermudez	Status: Active

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Case # / Location	Responsible Party	Case Type
13078 4900 ALHAMBRA CIR CORAL GABLES, FL 33146-1617 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING # 1 Date: 12/12/12 Inspector: Terri L. Sheppard	THOMAS R PAGE 4900 ALHAMBRA CIRCLE CORAL GABLES, FL 33146-1617	New 03/20/2013 Status: Active
Remedy: ROOF IS DIRTY/MILDEWED AND IS IN NEED OF CLEANING.		
13080 1211 E PONCE DE LEON BLVD CORAL GABLES, FL 33134-3321 Code Section: 3-208 ZONING INTERIOR ALTERATIONS Text: DOING INTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S). Violation: INTERIOR ALTERATIONS # 1 Date: 1/15/13 Inspector: Rey E. Bermudez	CHATEABLEAU INN THREE INC. 1111 PONCE DE LEON BLVD CORAL GABLES, FL 33134-3321	New 03/20/2013 Status: Active
Remedy: DEMO WITHOUT APPROVAL AND PERMIT.		
13083 2401 PONCE DE LEON BLVD CORAL GABLES, FL 33134 Code Section: 5-1901 ZONING SIGN(S) NO PERMIT Text: MAINTAINING SIGN(S) WHICH HAVE BEEN PAINTED OR INSTALLED WITHOUT NECESSARY APPROVAL AND PERMIT. Violation: SIGN(S) NO PERMIT # 1 Date: 10/19/12 Inspector: Carlos F. Correa	THE PONCE DE LEON PARTNERSHIP 12444 POWERSCOURT DR #170 ST LOUIS, MO 63131	New 03/20/2013 Status: Active
Remedy: SIGNS INSTALLED ON BUILDING AND INSIDE STOREFRONT WITHOUT APPROVALS AND PERMITS. EXTERIOR SIGNS NEVER COMPLETED PERMIT PROCESS, AND ALL INTERIOR SIGNAGE MUST BE MAINTAINED 10 FT. OR MORE FROM STOREFRONTS.		

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Case # / Location	Responsible Party	Case Type
11151 110 OAK AVE CORAL GABLES, FL 33133-4853 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING # 1 Date: 8/16/07 Inspector: Carlos F. Correa Status: Active Remedy: ROOF AND WALLS IN POOR CONDITION. MUST CLEAN AND PAINT WALLS REPAIR ALL ROTTED WOOD AND ROOF DAMAGE. Comments: 1/19/11 CONTINUED UNTIL MARCH PER BOARD. 4/20/11 CONTINUED UNTIL OCT. 2011 PER BOARD. 10/26/11 CONTINUED PER CEO. 11/16/11 CONTINUED 90 DAYS PER BOARD. 2/15/12 CONTINUE PER BOARD. 3/21/12 CONTINUED 60 DAYS PER BOARD. 5/16/12 CONTINUED PER BOARD. 6/20/12 MEETING CANCELLED. 7/18/12 CONTINUED PER CEO. AUGUST MEETING CANNCELED. 9/19/12: CONTINUED 6 MONTHS PER BOARD.	SHEUNIGUA A VEARGIS & GLERESTINE S DUKES PO BOX 331227 MIAMI, FL 33233	Continued 03/20/2013
12984 2600 GALIANO ST CORAL GABLES, FL 33134 Code Section: 3-208 ZONING INTERIOR ALTERATIONS Text: DOING INTERIOR CONSTRUCTION, ALTERATIONS AND/OR REPAIRS WITHOUT NECESSARY APPROVAL AND PERMIT(S). Violation: INTERIOR ALTERATIONS # 1 Date: 8/13/12 Inspector: Carlos F. Correa Status: Active Remedy: INTERIOR ALTERATIONS WITHOUT APPROVAL AND PERMIT. ELECTRICAL, NEW WALL, PLUMBING, BATH REMODEL A/C REPLACED IN '07 NO PERMITS AND DUCTWORK/VENTS BEING ALTERED. Comments: 1/16/13 - CONTINUED UNTIL MARCH PER CODE ENFORCEMENT.	YOLANDA L YARUR TR C/O KERDYK REAL ESTATE, INC. 2631 PONCE DE LEON BLVD CORAL GABLES, FL 33134	Continued 03/20/2013

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13058 3401 LE JEUNE RD CORAL GABLES, FL 33134-7151 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING # 1 Date: 10/19/12 Inspector: Carlos F. Correa Status: Active Remedy: ROOF IS DIRTY AND IN NEED OF CLEANING AND/OR PAINTING. Comments: 2/20/13 : CONTINUED PER CEO.	SULY PROPERTIES LLC C/O ELIZABETH C CORF 2931 NE 36 ST LIGHTHOUSE POINT, FL 33064	Continued 03/20/2013
13060 11 PALERMO AVE CORAL GABLES, FL 33134-6907 Code Section: CH 105 CITY MINIMUM HOUSING Text: MAINTAINING A DWELLING(S) WHICH IS NOT IN COMPLIANCE WITH CITY CODE, CHAPTER 105, KNOWN AS THE HOUSING STANDARDS CODE. Violation: MINIMUM HOUSING # 1 Date: 10/23/12 Inspector: Carlos F. Correa Status: Active Remedy: HOUSE IS IN POOR CONDITION AND REQUIRES GENERAL MAINTENANCE AND CLEAN-UP TO INCLUDE REPLACING BROKEN FRONT WINDOW. Comments: 2/20/13 - CONTINUED PER CEO.	GMAC MORTGAGE LLC 8400 NORMANDALE LK BLVD SUITE 350 MC: 01-01-01 BLOOMINGTON, MN 55437	Continued 03/20/2013
13061 11 PALERMO AVE CORAL GABLES, FL 33134-6907 Code Section: 105-23 CITY, 105.1 F.B.C. WORK WITHOUT A PERMIT Text: ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY IMPACT RESISTANT COVERINGS, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT. Violation: WORK WITHOUT A PERMIT # 1 Date: 10/23/12 Inspector: Carlos F. Correa Status: Active Remedy: RE: A/C UNIT REPLACED IN 2001 WITHOUT OBTAINING APPROVAL AND PERMIT. MUST OBTAIN AFTER-THE-FACT PERMIT. Comments: 2/20/13 - CONTINUED PER CEO.	GMAC MORTGAGE LLC 8400 NORMANDALE LK BLVD SUITE 350 MC: 01-01-01 BLOOMINGTON, MN 55437	Continued 03/20/2013

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12889 835 ANASTASIA AVE CORAL GABLES, FL 33134	MIGUEL MENDEZ &W GLORIA I. 835 ANASTASIA AVE. CORAL GABLES, FL 33134	Status Report 03/20/2013
<p>Code Section: 3-207(D) ZC UNCOMPLETED BUILDING Text: NO BUILDING NOT FULLY COMPLETED IN COMPLIANCE WITH PLANS AND SPECIFICATIONS IS PERMITTED TO EXIST MORE THAN ONE (1) YEAR. Violation: UNCOMPLETED BUILDING</p> <p align="center"># 1 Date: 4/13/12 Inspector: Rey E. Bermudez Status: Active</p> <p>Remedy: REACTIVATE PERMITS OPEN OVER 1 YEAR, PERFORM ALL INSPECTIONS & CLOSE OPEN PERMITS. Comments: 7/18/12 - GUILTY/COMPLY BY 1/18/13 OR \$150 PER DAY FINE + \$108.75 ADMIN. COST. 1/16/13 - ABATEMENT GRANTED FOR 4 MONTHS FROM 1/18/13. STATUS REPORT EVERY 2 MONTHS. STATUS REPORT.</p>		
12941 300 COSTANERA RD CORAL GABLES, FL 33134	HILDA MARIA BACARDI TRS MARLENE J CARBONELL TRS 300 COSTANERA RD CORAL GABLES, FL 33143	Status Report 03/20/2013
<p>Code Section: 3-207(D) ZC UNCOMPLETED BUILDING Text: NO BUILDING NOT FULLY COMPLETED IN COMPLIANCE WITH PLANS AND SPECIFICATIONS IS PERMITTED TO EXIST MORE THAN ONE (1) YEAR. Violation: UNCOMPLETED BUILDING</p> <p align="center"># 1 Date: 5/24/12 Inspector: Carlos F. Correa Status: Active</p> <p>Remedy: OPEN PERMITS EXIST ON PROPERTY FOR OVER ONE YEAR. MUST COMPLETE CONSTRUCTION AND OBTAIN CERT. OF OCCUPANCY TO COMPLY. Comments: 9/19/12 CONTINUED PER CEO 10/24/12: CONTINUED 30 DAYS PER BOARD. 11/28/12 - GUILTY/EXTERIOR OF PROPERTY TO BE COMPLETED BY 12/28/12 & 1 YEAR TO COMPLETE THE INTERIOR OF THE PROPERTY OR \$500 PER DAY FINE + \$108.75 ADMIN. COST. (STATUS REPORT EVERY MONTH). 1/16/13 - STATUS REPORT PROVIDED - (GRAVEL DRIVEWAY INSTALLED, IRRIGATION SYSTEM INSTALLED) 2/20/13 - STATUS WAS PROVIDED TO BOARD. 3/20/13 - STATUS REPORT.</p>		

Total Cases: 21