

**CORAL GABLES
SPECIAL MASTER HEARING
OLIVER LANGSTADT
427 BILTMORE WAY
Planning Dept., Conference Room
JULY 17, 2012
9:00 A.M.**

I. MITIGATION:

CASE NO.: FILE NO.: OFFICER:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
12695 1110546	GABLES VIEW OFFICE LLC 306 Aragon Avenue	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Interior alterations (Play Boutique) drywall, doors, paint, etc.	<p>CITED: 10/11</p> <p>O: SPRINGMYER</p> <p>BOARD'S ORDER: 1/18/12 A = \$108.75 B = Guilty/Comply by 2/18/12 or \$250 per day fine.</p> <p>Compliance was achieved on: 4/16/12 (57 days at \$250 per day + \$108.75) = <u>\$14,358.75.</u></p> <p>\$100 mitigation fee paid.</p> <p>RESPONDENT REQUESTING MITIGATION.</p>

T46255	MARIA PALACIOS 1100 Alfonso Avenue	Section 3-208 Zoning Code: Removed porch, planters, gate and a portion of wall on east side prior to approval and permit.	<p>CITED: 12/14/11</p> <p>O: SHEPPARD</p> <p>TICKET AMOUNT: \$8,800.00.</p> <p>TICKET HEARING: 4/3/12 A = \$108.75 B = Guilty/\$800 FINE.</p> <p>\$100 mitigation fee paid.</p> <p>RESPONDENT REQUESTING MITIGATION.</p>
11959 0909233	JORGE ARRIZURIETA &W MARIA 1118 Placetas 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. Landscaping & lighting on city right of ways requires approval and permit from Public Works.	<p>CITED: 09/09</p> <p>O: SHEPPARD</p> <p>BOARD'S ORDER: 9/15/10 A = \$75.00 B = Guilty/Comply by 9/17/10 or \$250 per day fine.</p> <p>ABATEMENTS GRANTED:</p> <p><u>Code Board Hearing</u> 1/19/11 – From 11/1/10- 5/1/11</p> <p><u>Code Board Hearing</u> 2/15/12 – From 2/15/12- 4/1/12</p> <p><u>Code Board Hearing</u> 7/27/11 – From 7/27/11- 11/1/11</p> <p>Compliance was achieved on: 1/13/12 (202 days at \$250 per day + \$75 admin. cost) = <u>\$50,575.00.</u></p> <p>\$100 mitigation fee paid.</p> <p>RESPONDENT REQUESTING MITIGATION.</p>

<p>11960 0909234</p>	<p>JORGE ARRIZURIETA &W MARIA 1118 Placetas Avenue</p>	<p>Section 5-1406 Zoning Code: Maintaining a wall, shrub, or hedge over (2.5) feet in height within the triangle of visibility, which is prohibited i.e. Hedges and other landscape within the triangle of visibility need to be cut to 2 ½ ft.</p>	<p>CITED: 09/09</p> <p>O: SHEPPARD</p> <p>BOARD'S ORDER: 9/15/10 B = Guilty/Comply by 10/30/10 or \$250 per day fine.</p> <p>ABATEMENTS GRANTED:</p> <p>Code Board Hearing 1/19/11 – From 11/1/10- 5/1/11 Code Board Hearing 7/27/11 – From 7/27/11- 11/1/11</p> <p>Compliance was achieved on: 1/13/12 (157 days at \$250 per day) = <u>\$39,250.00.</u></p> <p>\$100 mitigation fee paid.</p> <p>RESPONDENT REQUESTING MITIGATION.</p>
<p>12180 0410042</p>	<p>DONNA BOGEL ALLEN & NORMAN SUPERSTEIN TR 925 Altara Avenue</p>	<p>Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval and permit for driveway extension.</p>	<p>CITED: 04/10</p> <p>O: BERMUDEZ</p> <p>BOARD'S ORDER: 10/27/10 A = \$75.00 B = Guilty/Comply by 12/26/10 or \$150 per day fine.</p> <p>Compliance was achieved on: 6/21/11 (35 days at \$150 per day) = <u>\$5,250.00.</u></p> <p>\$100 mitigation fee paid.</p> <p>RESPONDENT REQUESTING MITIGATION.</p>

<p>12552 1105546</p>	<p>H & H YEUNG CORP. 4535 Ponce de Leon Blvd.</p>	<p>Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. Obtain approval and permit for sign.</p>	<p>CITED: 05/11 O: BERMUDEZ BOARD'S ORDER: 7/27/11 A = \$75.00 B = Guilty/Comply by 8/27/11 or \$250 per day fine. Compliance was achieved on: 6/14/12 (291 days at \$250 per day + \$75 admin. cost) = <u>\$72,825.00.</u> \$100 mitigation fee paid. RESPONDENT REQUESTING MITIGATION.</p>
<p>10190 0406097</p>	<p>KPERS RLTY HOLDING #39 INC. C/O AEW CAPITAL MAGMT LP 550 Biltmore Way</p>	<p>Section 22-10 Zoning Code: No building not fully completed in compliance with plans and specifications is permitted to exist more than one (1) year .</p>	<p>CITED: 04/06 O: BERMUDEZ BOARD'S ORDER: 7/18/06 A = \$75.00 B = Guilty/Comply by 9/16/06 or \$250 per day fine. Compliance was achieved on: 1/12/07 (117 days at \$250 per day + \$75 admin. cost) = <u>\$29,325.00.</u> \$100 mitigation fee paid. RESPONDENT REQUESTING MITIGATION.</p>

<p>11912 0809010</p>	<p>CHRISTIAN DIAZ &W LITSY DIAZ 700 Biltmore Way, #818</p>	<p>Section 4-101 Zoning Code: Conducting or operating a business from a residential area is prohibited i.e. Running a private business from a residence which is prohibited.</p>	<p>CITED: 08/09 O: BERMUDEZ BOARD'S ORDER: 10/19/09 A = \$75.00 B = Guilty/Comply by 11/18/09 or \$150 per day fine. Compliance was achieved on: 4/5/12 (868days at \$150 per day + \$75 admin. cost) = <u>\$130,275.00.</u> \$100 mitigation fee paid. RESPONDENT REQUESTING MITIGATION.</p>
<p>12570 1105670</p>	<p>ANDREW HUANG &W LI LING LAI 5051 Ponce de Leon Blvd.</p>	<p>Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain approval and permit for window rep. & for ext. painting.</p>	<p>CITED: 05/11 O: BERMUDEZ BOARD'S ORDER: 7/27/11 A = \$75.00 B = Guilty/Comply by 8/27/11 or \$150 per day fine. Compliance was achieved on: 11/17/11 (81days at \$150 per day + \$75 admin. cost) = <u>\$12,225.00.</u> \$100 mitigation fee paid. RESPONDENT REQUESTING MITIGATION.</p>