

**CORAL GABLES
SPECIAL MASTER HEARING
IAN MARTINEZ
427 BILTMORE WAY
Planning Dept., Conference Room
MAY 15, 2012
9:00 A.M.**

I. MITIGATION:

CASE NO.: FILE NO.: OFFICER:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
7280-F 1002063-F	LSEV GALLERIES LLC REED SAVAGE ASSOC OF FLA LLC 4217 Ponce de Leon Blvd.	Section 66-21 City Code: Failing to pay for the local business tax (occupational license).	<p>CITED: 02/10</p> <p>O: PORTU</p> <p>BOARD'S ORDER: 4/21/10 A = \$75.00 B = Guilty/Comply by 4/22/10 or \$250 per day fine.</p> <p>Compliance was achieved on: 2/1/11 (284 days at \$250 per day + \$75 admin. cost) = <u>\$71,075.00.</u></p> <p>\$100 mitigation fee paid.</p> <p>REQUESTING MITIGATION</p>

<p>12017 1109039</p>	<p>REED SAVAGE ASSOC OF FLORIDA 4217 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. Sign, no permit, obtain approval and permit.</p>	<p>CITED: 11/09 O: BERMUDEZ BOARD'S ORDER: 1/27/10 A = \$75.00 B = Guilty/Comply by 2/26/10 or \$250 per day fine. Compliance was achieved on: 5/20/11 (447 days at \$250 per day + \$75 admin. cost) = <u>\$111,825.00.</u> \$100 mitigation fee paid. REQUESTING MITIGATION</p>
<p>10190 0406097</p>	<p>KPERS RLTY HOLDING #39 INC. C/O AEW CAPITAL MGMT 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. 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 resident which is prohibited.</p>	<p>CITED: 08/09 O: DAVIDSEN 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 (868 days at \$150 per day + \$75 admin. cost) = <u>\$130,275.00.</u> \$100 mitigation fee paid. REQUESTING MITIGATION</p>
<p>12640 1106531</p>	<p>GABLES VIEW OFFICE LLC 306 Aragon Avenue</p>	<p>Section 5-1901 Zoning Code: Maintaining sign(s) which have been painted or installed without necessary approval and permit i.e. Installed signage (Abuc Boutique) without obtaining required permit.</p>	<p>CITED: 06/11 O: SPRINGMYER BOARD'S ORDER: 1/18/12 A = \$108.75 B = Guilty/Comply by 2/18/12 or \$250 per day fine. Compliance was achieved on: 3/14/12 (24 days at \$250 per day + \$108.75 admin. cost) = <u>\$6,108.75.</u> \$100 mitigation fee paid. REQUESTING MITIGATION</p>

<p>11881 0309127</p>	<p>JOSE M. CORTEGUERA & MARIA 2512 Alhambra Circle</p>	<p>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. The following permit(s) have been open over 1 year. All inspections must be made to close out: 06110065 new residence.</p>	<p>CITED: 03/09</p> <p>O: SPRINGMYER</p> <p>BOARD'S ORDER: 9/16/09 A = \$75.00 B = Guilty/Comply by 10/16/09 or \$150 per day fine.</p> <p>Compliance was achieved on: 7/11/11 (632 days at \$150 per day + \$75.00 admin. cost) = \$94,875.00.</p> <p>\$100 mitigation fee paid.</p> <p>REQUESTING MITIGATION</p>
<p>11461 0508004</p>	<p>JULIO SOTOLONGO & W ROSAURA 1209 El Rado St.</p>	<p>Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Replaced door without obtaining mandatory permit.</p>	<p>CITED: 05/08</p> <p>O: SPRINGMYER</p> <p>BOARD'S ORDER: 6/18/08 A = \$75.00 B = Guilty/Comply by 7/18/08 or \$150 per day fine.</p> <p>Compliance was achieved on: 4/5/12 (1356 days at \$150 per day) = \$230,400.00.</p> <p>\$100 mitigation fee paid.</p> <p>REQUESTING MITIGATION</p>

<p>11043 0707147</p>	<p>RODOLFO RODRIGUEZ 12631 Ramiro Street</p>	<p>Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Tank without approval and permit.</p>	<p>CITED: 07/07</p> <p>O: SHEPPARD</p> <p>BOARD'S ORDER: 10/17/07 A = \$75.00 B = Guilty/Comply by 10/18/07 or \$250 per day fine.</p> <p>Compliance was achieved on: 3/11/08 (144 days at \$250 per day + \$75 admin. cost) = <u>\$36,075.00.</u></p> <p>\$100 mitigation fee paid.</p> <p>REQUESTING MITIGATION</p>
<p>11430 0408057</p>	<p>FRANK SEGREDO 6701 Riviera Drive</p>	<p>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. New residence 07030030.</p>	<p>CITED: 04/08</p> <p>O: SHEPPARD</p> <p>BOARD'S ORDER: 7/23/08 A = \$75.00 B = Guilty/Comply by 8/22/08 or \$150 per day fine.</p> <p>Compliance was achieved on: 3/7/12 (1292 days at \$150 per day + \$75 admin. cost) = <u>\$193,875.00.</u></p> <p>\$100 mitigation fee paid.</p> <p>REQUESTING MITIGATION</p>

<p>11984 1109004</p>	<p>CONTINENTAL NATIONAL BANK ATTN: CESAR R. CAMACHO 6701 Riviera Drive</p>	<p>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. New residence 07030030.</p>	<p>CITED: 10/07 O: SHEPPARD BOARD'S ORDER: 11/18/09 A = \$75.00 B = Guilty/Comply by 1/17/10 or \$250 per day fine. Compliance was achieved on: 3/7/12 (779 days at \$250 per day + \$75 admin. cost) = <u>\$194,825.00.</u> \$100 mitigation fee paid. REQUESTING MITIGATION</p>
<p>11458 0408074</p>	<p>FRANK SEGREDO 6701 Riviera Drive</p>	<p>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 must be removed from property or removed.</p>	<p>CITED: 04/08 O: SHEPPARD BOARD'S ORDER: 7/23/08 A = \$75.00 B = Guilty/Comply by 7/24/08 or \$150 per day fine. Compliance was achieved on: 6/10/09 (321 days at \$150 per day + \$75 admin. cost) = <u>\$48,225.00.</u> \$100 mitigation fee paid. REQUESTING MITIGATION</p>

<p>12659 1109534</p>	<p>JOHN VICKERS 1202 Ferdinand Street</p>	<p>Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Chain link fence on north side installed prior to approval and permits. Must obtain approval and permit to comply. Lattice installed on north side must remove to comply.</p>	<p>CITED: 09/11 O: KATTOU BOARD'S ORDER: 11/16/11 A = \$108.75 B = Guilty/Comply by 12/16/11 or \$150 per day fine. Compliance was achieved on: 4/23/12 (128 days at \$150 per day + \$108.75 admin. cost) = \$19,308.75. \$100 mitigation fee paid. REQUESTING MITIGATION</p>
<p>12676 1108727</p>	<p>JOHN VICKERS 1202 Ferdinand Street</p>	<p>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, walls, eaves, walkway, garage door in need of cleaning/repairs and/or painting due to discoloration of paint, mildew and damage. Must maintain to be in compliance.</p>	<p>CITED: 8/11 O: KATTOU BOARD'S ORDER: 11/16/11 A = \$108.75 B = Guilty/Comply by 12/16/11 or \$150 per day fine. Compliance was achieved on: 4/23/12 (128 days at \$150 per day + \$108.75 admin. cost) = \$19,308.75. \$100 mitigation fee paid. REQUESTING MITIGATION</p>

RATIFICATIONS:

CASE NO.: 12477

FILE NO.: 1109085

PROPERTY ADDRESS: 400 VALENCIA AVENUE, #4

ENTERED INTO STIPULATION WITH CITY AND PAID \$3,250.00.

REQUESTING SIGNATURE FROM THE SPECIAL MASTER.