



City of Coral Gables
Development Services Department
CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: April 13, 2026

CASE NO.: 26-1336
UNST-26-03-0040

BUILDING ADDRESS: 624 Escobar Ave

FOLIO NUMBER: 03-4117-004-2160

OWNER: Omar Montejo & W Karen

USE: Single Family Residence

OF LIVING UNITS: 1

PENDING RECERTIFICATION: N/A

LAST RECERTIFICATION: N/A

YEAR BUILT: 1940

DESCRIPTION AND DEFECTS OF BUILDING: Building Official has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89 of the City Code.

You are in violation of the foregoing and of Sections 224, 227, 249, 252, 253, 255, 275, 278, 311, 430, and 431 of Chapter 105, Minimum Housing Code, of the City Code by allowing: **(1)** Vermin (raccoon and opossum infestation (§§ 224, 253, and 227); **(2)** front porch overhang columns in disrepair (rotting), (§ 249 and 275); **(3)** dirty roof and loose roof tiles in rear of property, dirty exterior walls, dirty walkway, dirty fascia boards, front steps dirty (§§ 252, 255, and 278); **(4)** lack of water utility service (§§ 311 and 430); all of the foregoing (§ 431).

DATES AND ACTIVITIES:

03/06/26	Notice of Violation (Code Enforcement)- No running water for habitat - Disconnected water service from Miami Dade Water and Sewer
03/06/26	Code Enforcement Violation Warning- Abandoned/ inoperable boat on side-rear yard
03/06/26	Uniform Civil Violation Notice – Ticket - Abandoned boat in rear of property
03/06/26	Notice of Violation (Code Enforcement) – Minimum Housing
03/17/26	Notice of Unsafe Structure Violation and Notice of Hearing mailed certified & regular USPS
03/17/26	Notice of Hearing posted on Structure.
04/03/26	Notice of Hearing posted at City Hall.
04/13/26	Board Hearing

TO DATE THE OWNER HAS NOT: 1) Vacated the Structure or reconnected the water utility service 2) Removed the vermin infestation, cleaned the Structure, removed the loose tiles from the roof, and applied for or obtained any required development approvals, including but not limited to, building permits to repair the Structure (“Permits”) (i.e. the front porch overhang and the roof repair) 3) Passed final inspection on all Permits

BUILDING OFFICIAL’S RECOMMENDATION:

A. Remove the vermin infestation, clean the Structure, remove the loose tiles from the roof, and apply for and obtain any required development approvals, including but not limited to, building permits to repair the Structure (“Permits”) (i.e. the front porch overhang and the roof repair), within 30 days of the date of the Notice of Unsafe Structure Violation and Notice of Hearing dated 3-16-2026.

B. Pass final inspection on all Permits within 30 days of the date that the City notifies you that the Permits are ready to be picked up and, in any event, no later than 60 days from the date of this Order. (The foregoing section is collectively referred to as “Required Action”).

C. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

PERMIT ACTIVITY:

No current permits associated with repairs.