



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: AUGUST 11, 2025

CASE NO.: 25-9481
UNST-25-06-0032

BUILDING ADDRESS: 3807 DURANGO ST

FOLIO NUMBER: 03-4118-005-1460

OWNER:. GUY JUNGER

USE: SINGLE FAMILY RESIDENCE

OF LIVING UNITS: 1

PENDING RECERTIFICATION: N/A

LAST RECERTIFICATION: N/A

YEAR BUILT: 1941

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 due to there is no potable water service to the Structure, because of damaged pipes. The roof and eaves of the Structure are in disrepair. The roof is sagging and in danger of collapse and the eaves are falling away, hanging, or loose. The front door to the Structure does not close and cannot be locked.

DATES AND ACTIVITIES:

04/02/25	Code Enforcement Violation warning mailed with return receipt, delivered.
05/12/25	Code Enforcement Violation mailed with return receipt
05/13/25	Code Enforcement, Police and Fire responded to property due to a complaint.
05/30/25	Notice of Emergency Action mailed with return receipt
05/30/25	Notice of Emergency Action posted on Structure and at City Hall
07/01/25	Code Enforcement Board summons to appear posted on the property due to non-compliance.
07/16/25	Code Enforcement Board Hearing
07/16/25	Property found guilty and in violation by the Code Enforcement Board, fines were imposed. Code Board orders mailed with return receipt.
07/29/25	Notice of Hearing posted on Structure and at City Hall.
07/29/25	Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt
08/11/25	Board Hearing

TO DATE THE OWNER HAS: NOT repaired nor secured the property.

BUILDING OFFICIAL'S RECOMMENDATION: **A.** You must secure the Structure. All doors and windows closed and locked within 30 days of the date of the Notice of Unsafe Structure Violation & Notice of Hearing dated 07/29/2025. **B.** Apply for the Permits to repair or demolish the Structure within 30 days of the August 11, 2025 CRB hearing. **C.** Obtain the Permits within 60 days of August 11, 2025 CRB hearing notice **D.** Pass final inspection on the Permits within 90 days of the date that the City informs you that the Permits are ready. **E.** A \$250 daily fine will be imposed if any of these deadlines are not met.

PERMIT ACTIVITY: No current permits associated with the Unsafe Structure.