



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

11/16/2022

-vs-

**A CORNELIA C. HAMM , LE
REM KERIC L. HOLMES
121 FLORIDA AVE
MIAMI, FL 33133**

**Case #: NOVI-22-05-0491
formerly CE302746-041921**

Folio #: 0341200061130

**Address of Violation(s):
121 FLORIDA AVE**

This cause having come before the Code Enforcement Board for Hearing on 11

16/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons and construction debris on the Property.
2. As to the historic single-family home: Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: removal of wood siding and changing size of window openings without the necessary development approvals, including, but not limited to, building permits.
3. As to the historic single-family home: Sections 227, 248, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain the Structure by allowing: peeling and chipping paint on the exterior walls and front steps and porch, roof leaks, dirty walkways; boarded up windows; deteriorated wooden siding; deteriorated rafter tails.
4. As to the historic single-family home Sections 219, 227, 316, 340, 341, and 345 of Chapter 105, Minimum Housing Code, of the City Code and Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code regarding work without a permit, to wit: replacement of front and rear doors; replacement of jalousie windows with plywood board; installation two wall unit air conditioners and electrical conduits; installation of plumbing and electrical connections for washer and dryer; roof repair, including, but not limited to new drip edge; installation of natural gas tank; installation of security lights; and installation of new electrical panel.
5. As to the accessory structure; a picket fence and gate: Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain accessory structures by allowing them to fall into disrepair.
6. As to all structures: Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or facade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the **Order** of this Board, based upon the foregoing:

1. The Respondent shall correct the violations.
2. The Respondent shall, within 30 days of the date of the order, correct all City code violations on the Property that do not require permits (i.e.: remove all trash and debris) and shall apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits (i.e.: painting and repair of the single-family home and accessory structures and legalization or demolition of all unpermitted work as described above)("Permits").
3. The Respondent shall obtain all Permits within 30 days of the date that the application is complete and, in any event, no later than 60 days from the date of this Order.
4. The Respondent shall pass final inspection on all Permits within 30 days of the date that the City notifies the Respondents that the Permits are ready to be picked up and, in any event, no later that 90 days from the date of the Order.
5. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
6. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
7. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
8. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
9. The Respondent shall pay the administrative costs for the hearing of \$108.75.
10. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-10, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.**

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



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2. As to the historic single-family home: Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: removal of wood siding and changing size of window openings without the necessary development approvals, including, but not limited to, building permits.
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5. As to the accessory structure; a picket fence and gate: Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain accessory structures by allowing them to fall into disrepair.
6. As to all structures: Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or facade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

CONCLUSIONS OF LAW

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5. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
6. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
7. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
8. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
9. The Respondent shall pay the administrative costs for the hearing of \$108.75.
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Upon complying, the Respondent(s) must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

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1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons and construction debris on the Property.
2. As to the historic single-family home: Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: removal of wood siding and changing size of window openings without the necessary development approvals, including, but not limited to, building permits.
3. As to the historic single-family home: Sections 227, 248, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain the Structure by allowing: peeling and chipping paint on the exterior walls and front steps and porch, roof leaks, dirty walkways; boarded up windows; deteriorated wooden siding; deteriorated rafter tails.
4. As to the historic single-family home Sections 219, 227, 316, 340, 341, and 345 of Chapter 105, Minimum Housing Code, of the City Code and Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code regarding work without a permit, to wit: replacement of front and rear doors; replacement of jalousie windows with plywood board; installation two wall unit air conditioners and electrical conduits; installation of plumbing and electrical connections for washer and dryer; roof repair, including, but not limited to new drip edge; installation of natural gas tank; installation of security lights; and installation of new electrical panel.
5. As to the accessory structure; a picket fence and gate: Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain accessory structures by allowing them to fall into disrepair.
6. As to all structures: Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or facade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the **Order** of this Board, based upon the foregoing:

1. The Respondent shall correct the violations.
2. The Respondent shall, within 30 days of the date of the order, correct all City code violations on the Property that do not require permits (i.e.: remove all trash and debris) and shall apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits (i.e.: painting and repair of the single-family home and accessory structures and legalization or demolition of all unpermitted work as described above)("Permits").
3. The Respondent shall obtain all Permits within 30 days of the date that the application is complete and, in any event, no later than 60 days from the date of this Order.
4. The Respondent shall pass final inspection on all Permits within 30 days of the date that the City notifies the Respondents that the Permits are ready to be picked up and, in any event, no later that 90 days from the date of the Order.
5. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
6. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
7. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
8. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
9. The Respondent shall pay the administrative costs for the hearing of \$108.75.
10. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-10, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.**

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

11/16/2022

-vs-

**A CORNELIA C. HAMM , LE
REM KERIC L. HOLMES
121 FLORIDA AVE
MIAMI, FL 33133**

**Case #: NOVI-22-05-0491
formerly CE302746-041921**

Folio #: 0341200061130

**Address of Violation(s):
121 FLORIDA AVE**

This cause having come before the Code Enforcement Board for Hearing on 11

16/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons and construction debris on the Property.
2. As to the historic single-family home: Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: removal of wood siding and changing size of window openings without the necessary development approvals, including, but not limited to, building permits.
3. As to the historic single-family home: Sections 227, 248, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain the Structure by allowing: peeling and chipping paint on the exterior walls and front steps and porch, roof leaks, dirty walkways; boarded up windows; deteriorated wooden siding; deteriorated rafter tails.
4. As to the historic single-family home Sections 219, 227, 316, 340, 341, and 345 of Chapter 105, Minimum Housing Code, of the City Code and Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code regarding work without a permit, to wit: replacement of front and rear doors; replacement of jalousie windows with plywood board; installation two wall unit air conditioners and electrical conduits; installation of plumbing and electrical connections for washer and dryer; roof repair, including, but not limited to new drip edge; installation of natural gas tank; installation of security lights; and installation of new electrical panel.
5. As to the accessory structure; a picket fence and gate: Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Failure to maintain accessory structures by allowing them to fall into disrepair.
6. As to all structures: Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or facade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the **Order** of this Board, based upon the foregoing:

1. The Respondent shall correct the violations.
2. The Respondent shall, within 30 days of the date of the order, correct all City code violations on the Property that do not require permits (i.e.: remove all trash and debris) and shall apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits (i.e.: painting and repair of the single-family home and accessory structures and legalization or demolition of all unpermitted work as described above)("Permits").
3. The Respondent shall obtain all Permits within 30 days of the date that the application is complete and, in any event, no later than 60 days from the date of this Order.
4. The Respondent shall pass final inspection on all Permits within 30 days of the date that the City notifies the Respondents that the Permits are ready to be picked up and, in any event, no later that 90 days from the date of the Order.
5. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
6. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
7. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
8. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
9. The Respondent shall pay the administrative costs for the hearing of \$108.75.
10. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-10, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.**

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

11/16/2022

-vs-

**A CORNELIA C. HAMM , LE
REM KERIC L. HOLMES
121 FLORIDA AVE
MIAMI, FL 33133**

**Case #: NOVI-22-05-0491
formerly CE302746-041921**

Folio #: 0341200061130

**Address of Violation(s):
121 FLORIDA AVE**

This cause having come before the Code Enforcement Board for Hearing on 11

16/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons and construction debris on the Property.
2. As to the historic single-family home: Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: removal of wood siding and changing size of window openings without the necessary development approvals, including, but not limited to, building permits.
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CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the **Order** of this Board, based upon the foregoing:

1. The Respondent shall correct the violations.
2. The Respondent shall, within 30 days of the date of the order, correct all City code violations on the Property that do not require permits (i.e.: remove all trash and debris) and shall apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits (i.e.: painting and repair of the single-family home and accessory structures and legalization or demolition of all unpermitted work as described above)("Permits").
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4. The Respondent shall pass final inspection on all Permits within 30 days of the date that the City notifies the Respondents that the Permits are ready to be picked up and, in any event, no later that 90 days from the date of the Order.
5. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
6. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
7. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
8. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
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Upon complying, the Respondent(s) must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273/ lschwartz@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
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4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.**

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CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

11/16/2022

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CONCLUSIONS OF LAW

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CONCLUSIONES DE LEY

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