



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

5/18/2022

-vs-

PROPERTIES 4 US INC
3127 PONCE DE LEON BOULEVARD
CORAL GABLES FL 33134

Case #: CE297928-110420

Folio #: 03-4120-022-4000

Address of Violation(s):
4800 LE JEUNE RD ("Property")

This cause having come before the Code Enforcement Board for Hearing on 5/18/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent, who is the Owner of the Property, has agreed to entry of this Order. The Respondent is subject to Section 101-107 of the City Code. The Respondent is in violation of Section 105-27 of the City Code as follows:

1. The property roof (i.e. the mansard fascia) is in disrepair.
2. The soffits are missing in some areas.
3. The building walls are dirty, discolored, and/or peeling. This violation was corrected as of 4-18-22.
4. Windows are missing paint around the sills.
5. Parking lot is missing pavement in some areas. This violation was corrected as of 4-18-22.
6. Address sign is in disrepair.
7. Windows are missing cover and not opaque. This violation was corrected as of 4-18-22.
8. Swale is missing ground cover.
9. Walkways and sidewalks are dirty.

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 and the agreement of the parties:

1. The Respondent shall register the vacant Property and shall maintain the Property as set forth herein.
2. The Respondent shall correct the remaining violations of the City Code as set forth below.
3. The Respondent shall, within 10 days of the date of this Order, correct all City code violations on the Property that do not require permits (i.e. shall clean the exterior walls and cover the windows of the Structure, place ground cover on the swale and clean the walkways and sidewalks).
4. The Respondent shall obtain, within 30 days of the date of this Order, all required development approvals to repair the roof and soffits and paint the Structure ("Permits")
5. The Respondents shall make substantial progress on the work authorized by the Permits to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.
6. The Respondent shall pass final inspection on the Permits within 90 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 120 days from the date of this Order.
7. 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.
8. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
9. In the event of non-compliance by the Respondent with this Order, a fine of \$250 per day shall 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.
10. The City Code Enforcement Division 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.

11. The Respondent shall pay the administrative costs for the hearing of \$108.75.

12. 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 violators.

Upon complying, the Respondent must notify Code Enforcement Officer Kenneth Vilato, **305 460-5388**; kvilato@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 1-12, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$250.00 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 las violaciones o sobre cualquier propiedad personal de los infractores.**

Al corregir la violación, el Demandado deben notificar al Oficial del Cumplimiento del Código Kenneth Vilato, **305 460-5388**; kvilato@coralgables.com, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.

Alba Aguila, Acting Clerk
Code Enforcement Board