



# CITY OF CORAL GABLES

## Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

3/16/2022

-vs-

**LOGOS HOMES, INC A/K/A LOGO HOMES INC.  
C/O LEONARDO MENDES  
REGISTERED AGENT  
117 BEAUMONT RD**

**Case #: CE299517-011421**

**Folio #: 03-4107-018-1061**

**Address of Violation(s):  
827 ORTEGA AVE ("Property")**

This cause having come before the Code Enforcement Board for Hearing on 2/16/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

### FINDINGS OF FACT

**The Respondent, 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:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property.
2. Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows.
3. Section 62-151 of the City Code; to wit: Failure to maintain the sidewalk in a clean condition.

### 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 registered the vacant Property on February 22, 2022 and shall maintain the Property as set forth herein.
2. The Respondent has corrected the violation of Section 62-151 of the City Code by cleaning the sidewalk on March 2, 2022.
3. The Respondent shall obtain, within 60 days of the date of this Order, all required development approvals, including, but not limited to, building permits, to correct the remaining violations that require permits ("Permits")(i.e. extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows). However, the Respondent shall provide a detailed update regarding the status of the plans within 30 days of the date of this Order, which shows that the Respondent's design professionals are actively working on the plans and expect to obtain the Permit by the deadline.
4. The Respondent shall make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.
5. The Respondent shall pass final inspection on the Permits within 120 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 180 days from the date of this Order.
6. 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.
7. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
8. In the event of non-compliance by the Respondent with this Order, a fine of \$150 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.

9. 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.
10. The Respondent shall pay the administrative costs for the hearing of \$108.75.
11. **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 **Lynn Schwartz, 305 460-5273;** [lschwartz@coralgables.com](mailto: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 1-9, 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 las violaciones o sobre cualquier propiedad personal de los infractores.**

Al corregir la violación, el Demandado deben notificar al Oficial del Cumplimiento del Código **Lynn Schwartz, 305 460-5273;** [lschwartz@coralgables.com](mailto:lschwartz@coralgables.com), quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.

---

Alba Aguila, Acting Clerk  
Code Enforcement Board