



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

-vs-

7017 2680 0000 9871 6824

03/20/2019

JUAN M DELGADO TRS
JUAN M REVOCABLE TRUST
8000 SW 117 AVE, STE 206
MIAMI, FL 33183-4809

Case #: CE277860-052318

Folio #: 03-4129-026-2050

Address of Violation(s):
1021 HARDEE RD

This cause having come before the Code Enforcement Board for Hearing on 3/20/2019, 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. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property.
2. Section 62-151 of the City Code, to wit: failure to maintain the sidewalk and driveway approach in a clean condition.
3. Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the residential structure: The Structure's walls and roof are dirty in places, the paint is chipping and there are cracks on the walls; iron bars are damaged and rusted and the paint is chipped and peeling.
4. Section 255 of Chapter 105, Minimum Housing Code, of the City Code and Section 5-1803 of the City Zoning Code, to wit: outdoor storage of plywood sheets, wooden beams, and other construction materials.
5. Sections 3-207(D) of the City Zoning Code, to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-14-06-1441 and all subpermits for the Structure, which was issued on 7-10-17, had its last approved inspections (for structural and public works) on June 28, 2018, and was set to expire on 12-26-18.

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 apply for and obtain all permits or other development approvals required to correct all violations that require permits ("Permits") (i.e. the Structure's walls and roof are dirty in places, the paint is chipping and there are cracks on the walls; iron bars are damaged and rusted and the paint is chipped and peeling); within 30 days of the date of this Order.
2. The Respondent shall make substantial progress on the Permits to the satisfaction of the Building Official; within 30 days of the date the City notifies the Respondent that the Permits are ready to be picked up.
3. The Respondent shall continue to make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.
4. The Respondent shall pass final inspection on all Permits within 180 days of the date that the City notified the Respondent that the Permit is ready to be picked up and, in any event, no later than 210 days from the date of this Order.
5. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
6. 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.
7. 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.

8. If the Owner fails to comply with terms of this Order, the owner shall pay the administrative costs of \$108.75 for the hearing at which this Order is entered.
9. **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 **William Ortiz, 305 476-7201/ wortiz@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. Si el Demandado no cumple con esta Orden, 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 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 **William Ortiz, 305 476-7201/ wortiz@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



Ivonne Cutie, Clerk
Code Enforcement Board