



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

May 30, 2025

*Sent via email to
guyjunger@bellsouth.net
and via first class and
certified mail,
return receipt number:
7021 1970 0000 4016 1777*

Guy Junger
3807 Durango St
Coral Gables, FL 33134-6435

**Re: Notice of Emergency Action regarding the one-story single-family home
("Structure") located at 3807 Durango Street, Coral Gables, Florida 33134-6435
("Property")**

Dear Mr. Junger:

Various inspections that the City conducted of the above Structure between May 12, 2025, and May 13, 2025 revealed the following conditions:

1. There is no potable water service to the Structure, because of damaged pipes.
2. 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.
3. The front door to the Structure does not close and cannot be locked.

In order to protect the health and welfare of the residents of the Structure, the Building Official is posting this letter in a conspicuous location(s) on the Property for the information and inspection of all owners, occupants, tenants, and visitors.

The Building Official is also requiring you to take the following action:

- Secure the front entrance to the Structure by providing a door that closes and locks within 24 hours of the date of this notice.
- Require that all occupants vacate the Structure within 10 days of the date of this notice. (The foregoing are collectively referred to as "Corrective Actions".)

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If you do not perform the Corrective Actions above and pass any necessary compliance inspections by the Building Official within the timeframes provided, the City may also declare the Structure unsafe and take additional emergency action.

Pursuant to Section 105-96 of the City Code, the City may order that the Structure be vacated immediately and may secure the Structure itself ("Emergency Action"). Additionally, the City may request that Florida Power & Light, without any further notice, disconnect the power to the Structure. The City may also impose a special assessment lien on the Property for the costs of the Emergency Action, pursuant to Section 105-98 of the City Code. Finally, the City may also take further enforcement action, including, but not limited to, commencing an unsafe structures proceeding.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

You have the right to appeal this decision to the City's Construction Regulation Board.

Your cooperation in this matter is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Lopez", with a stylized flourish at the end.

Manuel Lopez, P.E.
Building Official

cc: Peter J. Iglesias, P.E., City Manager
Cristina M. Suarez, Esq., City Attorney
Gustavo J. Ceballos, B.C.S., Assistant City Attorney and City Prosecutor
Douglas A. Ramirez, M.S., P.E., Acting Development Services Director
Construction Regulation Board File