



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

04/18/2019

-vs-

**WILLIAM I & ADRIANA R MUINOS
4804 BILTMORE DR
CORAL GABLES FL 33146**

Case #: CE273981-112917

Folio #: 0341070200081

**Address of Violation(s):
910 CAPRI ST**

This cause having come before the Code Enforcement Board for Hearing on 4/17/2019, 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. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;
2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property;
3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit;
4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; and
5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

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 correct the violations set forth above.
2. The Respondent shall correct all violations that do not require permits (Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, and dead vegetation; roof, exterior walls, awnings, and driveway are dirty and in need of cleaning or painting; exterior walls are cracked and awnings are torn) and shall apply for all permits or other development approvals required to correct all violations that require permits, as part of the Respondent's application to renovate the single-family home ("Structure") on the Property ("Permits"); within 30 days of the date of this Order.
3. The Respondent shall obtain all Permits within 30 days of the date of the application for the Permits and, in any event, no later than 60 days from the date of this Order.
4. 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.
5. The Respondent shall continue to make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.

6. The Respondent shall pass final inspection on all Permits within 180 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 240 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, 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.
10. 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.
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 violator.**

Upon complying, the Respondent(s) must notify Lead Code Enforcement Field Supervisor **William Ortiz, 305 476-7201/ wortiz@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

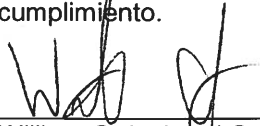
CONCLUSIONES DE LEY

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. 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 \$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.



William Ortiz, Lead Code Enforcement Field Supervisor
Acting as the Clerk of the Code Enforcement Board