



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

4/15/2026

-vs-

**AEBP SERVICES CORP
C/O ANDRES BARBOZA
REGISTERED AGENT
8285 NW 64 ST., STE. 8
MIAMI, FL 33166-2770**

**Case #: NOVI-26-01-
12445, NOVI-26-01-12446,
NOVI-26-01-12448, and
NOVI-26-01-12449**

Folio #: 03-4120-006-0990

**Address of Violation(s):
134 FLORIDA AVE**

This cause having come before the Code Enforcement Board for Hearing on 4/15/2026, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent, **AEBP SERVICES CORP**, is the Owner of the Property, has agreed to entry of this Order, and is subject to Section 101-107 of the City Code. The Respondent is in violation of:

1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; *Failure to maintain lot*: to wit: by permitting weeds, grass or undergrowth to grow on the Property to a height of 12 inches or more from the ground; permitting rubbish, trash, debris, and dead vegetation [This violation has been corrected.]
2. Sections 34-202 and 34-203 of the City Code, *Failure to maintain (as set forth herein) and register vacant Property* on the City's Abandoned Real Property Registry. [The Property has been registered].
3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7(A)(1) of the City Zoning Code, *Work without a permit*; to wit: by replacing wood siding without the necessary development approvals, including, but not limited to, building permits.
4. Sections 248, 249, 250, 252, 253, 255, 275, 278, and 281 of Chapter 105, Minimum Housing Code, of the City Code, *Minimum Housing Code/Failure to maintain the Structure*; to wit: by allowing the following conditions: façade, walls, floors, porch, and roof are in disrepair, some siding is loose or missing; roof is not weathertight, windows are damaged and porch window is boarded; structural supports, walls, and roof are not sound; front steps are dirty; and house has termite infestation.
5. Subsections 8-108(A) and (B)(1) (a), (b), (c), (d), (e), (f), (g), and (i) of the City Zoning Code *Demolition by neglect of an historic structure*; as set forth above and as applicable; to wit: a. Deteriorated and decayed facades or faced elements, facades which may structurally fail and collapse entirely or partially; b. Deteriorated or inadequate foundations; c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety; d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

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 correct the violations as set forth below.

2. The Respondent shall, within 30 days of the date of the order, apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits, i.e. the violations in paragraphs 2 through 5 above. ("Permits").
3. The Respondent shall obtain the Permits no later than 30 days from 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 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 (i.e. in "Approved/Pay Fees" status) and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.
5. The Respondent shall pass final inspection on the Permits within 180 days of the date that the City notifies the Respondent that the Permits are ready and, in any event, no later than 240 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. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to paragraph 10 of this Order.
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, 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.
9. 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.
10. The Respondent shall pay the administrative costs for the hearing of \$108.75.
11. **If the Respondent do 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 must notify Code Enforcement Officer **Aaron Barcenas, 305 619-4302, abarcenas@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. Los Demandados deberán pagar los gastos administrativos de \$108.75.
2. Los Demandados deberán corregir las violaciones. Los párrafos 1-11, 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 los Demandados no cumplen 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, los Demandados deben notificar al Oficial del Cumplimiento del Código **Aaron Barcenas, 305 619-4302, abarcenas@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



Samuel Piccardo, Clerk
Code Enforcement Board