



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE270320-052617

10/26/2018

Notice of Violation

**LUIS PROPERTIES, LLC,
f/k/a TERRA URBANA LLC
c/o Mike A. Luis
Registered Agent
P.O. Box 331410
Miami, FL 33233**

7018 0360 0001 7669 2006

Folio #: 0341200060910

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **119 GRAND AVE**, Coral Gables, FL.

The following violations were found:

1. 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: As to the commercial structure: Installation of iron bars over air conditioning compressors; As to the residential structure: Installation of metal screens or plywood over windows.
2. Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code, to wit: Allowing the building permits for the Structure, for an historical sign (permit # AB-13-06-0429 and BL-13-06-1210) and to repair and paint exterior wall and trim (ZN-15-06-5747), to expire.
3. Section 105-29 of the City Code, to wit: As to the commercial structure: Failure to maintain a commercial structure by allowing the exterior building surfaces, walls, and walkway to become dirty and the iron bars to become rusted and the paint and walls and fascia and soffits to become chipped, pitted, cracked, discolored, or to peel or fade, and for wall cladding to rot or fall away.
4. Sections 220 and 428 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Rubbish, trash, and debris along the edge of the concrete slab and the residential structure.
5. Sections 249, 250, 251, 252, 253, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the residential structure: The Structure's walls, columns, concrete slab, and stairs are dirty and covered with mold; the railings are rusted, and the paint is chipped, pitted, cracked, discolored, or is peeling or fading, and the wall cladding is rotting or falling away.
6. Sections 431 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the residential structure: Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein.
7. Sec. 3-1108 of the City Zoning Code, to wit: Demolition by neglect of an historic structure; including, but not limited to: a) 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; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) 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 d) Faults and defects in the Structure that render it not properly watertight.

The following steps should be taken to correct the violation:

1. Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or remove or demolish all work done without a permit, as applicable.
2. Apply to re-open and pass final inspection on all expired permits for the Structure.

3. Clean and repair exterior building surfaces, walls, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair the Structure, as required, and clean and paint or remove iron bars.
4. Remove all rubbish, trash, and debris.
5. Clean walls, columns, concrete slab, stairs, and railings and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure, as required.
6. Correct all violations of the Minimum Housing Code or relocate all occupants.
7. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **11/26/2018** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

If this notice pertains to failure to maintain an historic structure, please be advised that:

- **You may be subject to substantial fines that may not be mitigated**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
 - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
 - **the property will no longer qualify for an historic preservation tax exemption.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **11/26/2018** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



William Ortiz
Code Enforcement Division Manager
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