



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

10/19/2022

-vs-

**GEOVANNY M. ORTIZ and
MYRNA E. ORTIZ
1006 MADRID ST
CORAL GABLES, FL 33134-2210**

Case #: NOVI-22-07-0897

**Address of Violation(s):
1006 MADRID ST**

Folio #: 0341070185890

This cause having come before the Code Enforcement Board for Hearing on 10/19/2022, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondents are the property owner and are subject to Section 101-107. The Respondents 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 on www.ProChamps.com.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: installation of central air conditioner and exterior flood lamps without a permit
3. Sections 250, 251, 252, 253, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the structure by allowing: walls, perimeter walls, back porch, rear awning, and carport tiles that are dirty and have excessive mildew; peeling paint on carport walls; damaged rear door and window frames that are missing pieces of wood and protective paint; cracked tile on parking ribbons; loose brick pavers; carport ceiling is collapsing.
4. Subsections 8-108(e), (f), (g), and (i) of the City Zoning Code; to wit: demolition by neglect of historic structures; as set forth above and as applicable; 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; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; to wit: damaged rear door and window frames that are missing pieces of wood and protective paint; carport ceiling is collapsing.

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 Respondents shall correct the violations as set forth below.
2. The Respondents shall, within 7 days of the date of the order, and register vacant property on www.ProChamps.com.
3. The Respondents shall, within 30 days of the date of the order, correct all City code violations on the Property that do not require permits (i.e. clean the single-family home) and shall apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits (i.e.: painting and repair of the single-family home and accessory structures and legalization or demolition of all unpermitted work as described above)("Permits").
4. The Respondents shall obtain all Permits within 30 days of the date that the application is complete and, in any event, no later than 60 days from the date of this Order.
5. 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.

6. The Respondent shall continue to make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.
7. The Respondents shall pass final inspection on all Permits within 120 days of the date that the City notifies the Respondents that the Permits are ready to be picked up and, in any event, no later than 180 days from the date of the Order.
8. The Respondents shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondents 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 11 of this Order.**
9. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
10. In the event of non-compliance by the Respondents, 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 Respondents must fully comply with this Order for the fines to cease accruing.
11. 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 Respondents and that the Respondents 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 Respondents that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
12. The Respondents shall pay the administrative costs for the hearing of \$108.75.
13. **If the Respondents 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 Respondents must notify Code Enforcement Officer **Juan Carlos Garcia, 305 460-5274, jgarcia3@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 1-13, escritos en inglés más arriba, se incorporan aquí.
3. Si las 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 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 **Juan Carlos Garcia, 305 460-5274, jgarcia3@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.

Terri Sheppard, Acting Clerk
Code Enforcement Board