

03/04/2022

03/04/2022

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Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

**Summons to Appear**

The City of Coral Gables  
Vs

LOGOS HOMES, INC A/K/A LOGO HOMES INC.  
C/O LEONARDO MENDES  
REGISTERED AGENT  
117 BEAUMONT RD  
SILVER SPRING, MD 20904-1216

CEB 3.16.22

827 ORTEGA  
Ave

Folio #: 03-4107-018-1061

405 Biltmore Way

Coral Gables, Florida 33134

Case #: CE299517-011421

You, as the Owner and/or Occupant of the premises at:

827 ORTEGA AVE  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral

Gables by:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property.
2. Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof; and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows.
3. Section 62-151 of the City Code; to wit: Failure to maintain the sidewalk in a clean condition. E

The following steps should be taken to correct the violation:

1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property.
2. Apply for, obtain, and pass final inspection on all required permits to maintain the Property; to wit: clean and repair the roof, clean the walls, driveway, and sidewalk, repair; repair the walls, roof, garage, door, windows, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
3. Clean the sidewalk.

to appear before the Code Enforcement Board for a hearing on 3/16/2022 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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

- You may be subject to substantial fines that may not be mitigated.

Mar 5, 2022 at 7:51 AM





CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

02/19/2021

Case #: CE299517-011421

**Notice of Violation**

827 ORTEGA B&H LLC  
827 ORTEGA AVE  
CORAL GABLES FL 33134

Folio #: 03-4107-018-1061

Dear Property Owner and/or Occupant:

CE 299517

This letter constitutes a notice that a violation(s) exists on the premises at **827 ORTEGA AVE**, Coral Gables, FL.

The violation(s) found was:

827 Ortega  
2/19/21

**Violations:**

- City Code - Chapter 105. Minimum Housing.

**Code Enforcement Officer Comments:** MIN- House is an "unsafe structure" due to fire and is not livable. Property is in need of renovations and/or repairs.

**The following steps should be taken to correct the violation:**

**Remedy:** Must maintain property and must obtain permits for renovations.

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 3/16/2021 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 scheduled for a hearing before 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 a 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

LAW ALLOWS SOME UNPAID CONTRACTORS, SUBCONTRACTORS AN  
PROPERTY EVEN IF YOU HAVE MADE PAYMENT IN FULL. UNDER FLOR  
RE PAID MAY RESULT IN A LIEN AGAINST YOUR PROPERTY AND YOUR  
E, YOU MUST OBTAIN A WRITTEN RELEASE FROM: FORT DALLAS TRU  
PAY YOUR CONTRACTOR.

**NOTICE TO OWNER / NOTICE TO CONTRACTOR**

THE UNDERSIGNED HEREBY INFORMS YOU  
HAS FURNISHED OR IS FURNISHING SERVIC  
MATERIALS AS FOLLOWS: SET OF ENGINEE  
FRAMING PLANS AND /OR SPECIALLY MANU  
WOOD TRUSSES

PROPERTY IDENTIFIED AS: GAZEBO TRUSSES / 827 ORTEGA AVENUE / Miami, Fl  
County, Florida / Property Control # 03-4107-018-1061 PB 8-113 CORAL GABLE  
al;  
GA AVENUE B+H LLC.

This notice and restricts your right to make payments under your con  
utes. If this job is bonded under §713.23 Florida Statutes, §713.24  
e 40 U.S.C. §3131 or any other form of bond, this notice is also no  
utory or common law bond and the firm sending this notice will loo  
undersigned requests a copy of the payment bond and a copy of a  
of the aforementioned real property and agrees to pay reasonable

**YOUR PROTECTION** Under Florida's laws, those who work on your  
ve a right to enforce their claim for payment against your property. T  
contractor fails to pay subcontractors or material suppliers or neglect  
people who are owed money may look to your property for payment,  
FOR IN FULL.

BE that this Notice to Owner may result in a lien against your property  
ave been paid. LEARN more about the Construction Lien Law, Chapt  
ning of this notice by contacting an attorney or The Florida Departme  
on.

Fort Dallas Truss Co Dba Best Truss Company  
7035 SW 44th Street, Miami, Florida, 33155  
305-667-6797  
besttruss@aol.com  
Contact: .

W/O: 9083673  
Job #: 20630  
Date: 12/17/20

**Address**  
827 ORTEGA AVE., CORAL GABLES, FL 33134  
2120 QUAIL ROOST DRIVE, FORT LAUDERDALE, FL

**Name**  
827 ORTEGA B&H LLC  
827 ORTEGA AVENUE B+H L





CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

Case #: CE299517-011421

01/14/2021

Code Enforcement Violation Warning

827 ORTEGA B&H LLC  
827 ORTEGA AVE  
CORAL GABLES FL 33134

827 Ortega  
CE 299517

Folio #: 03-4107-018-1061

1/14/21

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **827 ORTEGA AVE**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- **City Code - Chapter 105. Minimum Housing.**

**Code Enforcement Officer Comments:** MIN- House is an "unsafe structure" due to fire and is not livable. Property is in need of renovations and/or repairs.

**The following steps should be taken to correct the violation:**

**Remedy:** Must maintain property and must obtain permits for renovations.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on **2/14/2021** to determine if corrective measures have been completed. If corrective measures have not been completed by **2/14/2021**, a Notice of Violation will be issued.

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 a 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.

Coral Gables ha merecido el título de "La Ciudad Bella" gracias a la ayuda de los residentes. Se

WARNING! FLORIDA'S CONSTRUCTION LIEN LAW ALLOWS SOME UNPAID CONTRACTORS, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO FILE LIENS AGAINST YOUR PROPERTY EVEN IF YOU HAVE MADE PAYMENT IN FULL. UNDER FLORIDA LAW, YOUR FAILURE TO MAKE SURE THAT WE ARE PAID MAY RESULT IN A LIEN AGAINST YOUR PROPERTY AND YOUR PAYING TWICE. TO AVOID A LIEN AND PAYING TWICE, YOU MUST OBTAIN A WRITTEN RELEASE FROM: FORT DALLAS TRUSS CO DBA BEST TRUSS COMPANY EVERY TIME YOU PAY YOUR CONTRACTOR.

NOTICE TO OWNER / NOTICE TO CONTRACTOR

9214890107899919310897  
827 ORTEGA B&H LLC  
827 ORTEGA AVE  
CORAL GABLES FL, 33134

THE UNDERSIGNED HEREBY INFORMS YOU THAT HE HAS FURNISHED OR IS FURNISHING SERVICES OR MATERIALS AS FOLLOWS: SET OF ENGINEERED FRAMING PLANS AND /OR SPECIALLY MANUFACTURED WOOD TRUSSES

FOR THE IMPROVEMENT OF REAL PROPERTY IDENTIFIED AS: GAZEBO TRUSSES / 827 ORTEGA AVENUE / Miami, Florida / As recorded in the public records of MIAMI DADE County, Florida / Property Control # 03-4107-018-1061 PB 8-113 CORAL GABLES GRANADA SEC REV LOT 18 BLK 6; Residential;  
UNDER AN ORDER GIVEN BY: 827 ORTEGA AVENUE B+H LLC.

Florida law prescribes the serving of the notice and restricts your right to make payments under your contract in accordance with §713.06, Florida Statutes. If this job is bonded under §713.23 Florida Statutes, §713.245 Florida Statutes, §255.05 Florida Statutes; Title 40 U.S.C. §3131 or any other form of bond, this notice is also notice of intent to make a claim against any statutory or common law bond and the firm sending this notice will look to such bond for protection and payment. The undersigned requests a copy of the payment bond and a copy of any direct contracts relating to the improvements of the aforementioned real property and agrees to pay reasonable copy costs for same.

**IMPORTANT INFORMATION FOR YOUR PROTECTION** Under Florida's laws, those who work on your property or provide materials and are not paid have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL.

**PROTECT YOURSELF RECOGNIZE** that this Notice to Owner may result in a lien against your property unless all those supplying a Notice to Owner have been paid. LEARN more about the Construction Lien Law, Chapter 713, Part I, Florida Statutes, and the meaning of this notice by contacting an attorney or The Florida Department of Business and Professional Regulation.

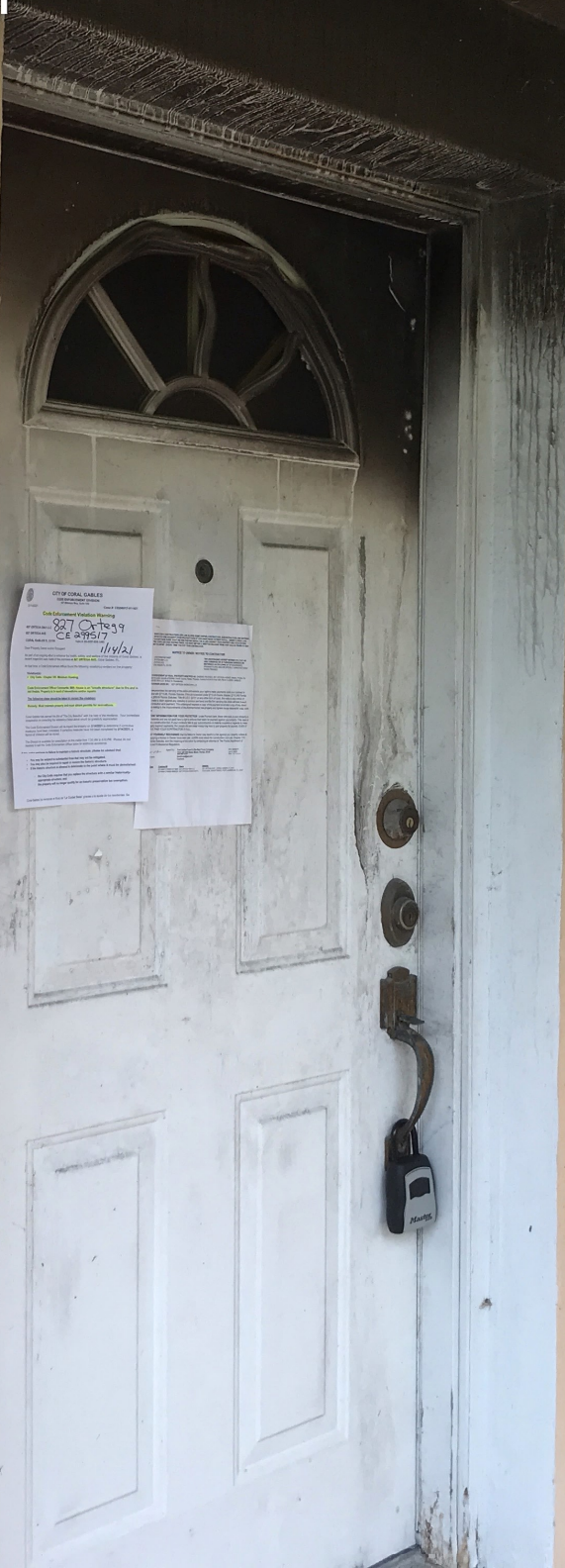
*Jorge Inban*  
By: Jorge Inban

Agent For: Fort Dallas Truss Co Dba Best Truss Company  
7035 SW 44th Street, Miami, Florida, 33155  
305-667-6797  
besttruss@aol.com  
Contact: .

W/O: 9083673  
Job #: 20630  
Date: 12/17/2020

Recipient Type	Tracking #	Name	Address
Owner	9214890107899919310897	827 ORTEGA B&H LLC	827 ORTEGA AVE , CORAL GABLES, FL 33134
Misc	9214890107899918890291	827 ORTEGA AVENUE B+H L	2120 QUAIL ROOST DRIVE, FORT LAUDERDALE, FL 33327









# CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE299517-011421

01/14/2021

## Code Enforcement Violation Warning

827 ORTEGA B&H LLC

827 ORTEGA AVE

CORAL GABLES FL 33134

827 Ortega  
CE 299517

Folio #: 03-4107-018-1061

1/14/21

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **827 ORTEGA AVE**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Violation(s):**

- **City Code - Chapter 105. Minimum Housing.**

**Code Enforcement Officer Comments: MIN- House is an "unsafe structure" due to fire and is not livable. Property is in need of renovations and/or repairs.**

**The following steps should be taken to correct the violation:**

**Remedy: Must maintain property and must obtain permits for renovations.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on **2/14/2021** to determine if corrective measures have been completed. If corrective measures have not been completed by **2/14/2021**, a Notice of Violation will be issued.

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.

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SUPPLIERS TO FILE LIENS A  
YOUR FAILURE TO MAKE SU  
TWICE. TO AVOID A LIEN AN  
BEST TRUSS COMPANY EV

921489010789991931089  
827 ORTEGA B&H LLC  
827 ORTEGA AVE  
CORAL GABLES FL, 33134

FOR THE IMPROVEMENT OF RE  
recorded in the public records of MI  
GRANADA SEC REV LOT 18 BLK  
UNDER AN ORDER GIVEN BY:

Florida law prescribes the serv  
accordance with \$713.06, Flor  
Statutes, \$255.05 Florida Statu  
intent to make a claim against  
bond for protection and paymen  
contracts relating to the improv  
for same.

IMPORTANT INFORMATION F  
provide materials and are not pa  
known as a construction lien. If y  
other legally required payments,  
YOU HAVE PAID YOUR CONTR

PROTECT YOURSELF RECOGN  
those supplying a Notice to Owner  
Part I, Florida Statutes, and the me  
Business and Professional Regulat

By: Agent For:

Recipient Type  
Owner  
Misc

Tracking #  
9214890107899919310897  
9214890107899918890291



2/18/22

Law Office of  
Alexander L. Palczueta, P.A.  
1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
Tel: (805) 333-0467  
alp@alp-law.com

February 18, 2022

827 Ortega

Posted at the Property and  
Sent via First Class Mail

Logos Homes, Inc a/k/a Logo Homes Inc.  
c/o Leonardo Mendes  
Registered Agent  
117 Beaumont Rd  
Silver Spring, MD 20904-1216

and

Logos Homes, Inc a/k/a Logo Homes Inc.  
827 Ortega Ave  
Coral Gables, FL 33134-3615

**Re: Notice of violations and further enforcement action regarding real property located at 827 Ortega Avenue, Coral Gables, FL 33134-3615 ("Property")**

Dear Mr. Mendes:

This office represents the City of Coral Gables, Florida ("City"). Logos Homes, Inc a/k/a Logo Homes Inc. (hereinafter referred to as "You") is listed as the owner of the Property in the office of the Property Appraiser and in the Public Records of Miami-Dade County.

As such, the City has brought or is bringing code enforcement actions against you for failure to maintain the Property. In spite of the City's efforts, the Property remains in violation of the City Code and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the list of violations attached to the attached cease and desist letter ("Violations").

You are hereby notified that the City will file a lawsuit or otherwise pursue further enforcement action, which may include any or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver at the expense of the responsible parties; 3) foreclosure on the City's code enforcement and special assessments liens, if any; 4) forfeiture pursuant to applicable law; 5) the issuance of a code enforcement citation imposing a fine of \$500 per day, as stated in the attached cease and desist letter, pursuant to §§ 2-252 (e)(1) and 2-254 of the City Code; or 6) an unsafe structures proceeding, as applicable. Please be advised that the City's code enforcement liens attach to all non-exempt real and personal property of the violator(s) named in the code enforcement order and that the City will seek its attorneys' fees and costs.

Office DEPOT®

Feb 18, 2022 at 12:34 PM



CITY OF CENTRAL FLORIDA  
CE 201517  
2/18/22  
827 Ortyg

2/18/22  
827 Ortyg





**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**  
 427 Biltmore Way, Suite 100

2/18/22

CE-299517

2/18/2022

Case #: CE299517-011421

**Notice of Violation**

LOGOS HOMES, INC A/K/A LOGO HOMES INC.  
 C/O LEONARDO MENDES  
 REGISTERED AGENT  
 117 BEAUMONT RD  
 SILVER SPRING, MD 20904-1216

827 Ortega

Dear Property Owner and/or Occupant:

Folio #: 03-4107-018-1061

This letter constitutes a notice that a violation(s) exists on the premises at 827 ORTEGA AVE, Coral Gables, FL.

The violations found were:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property.
2. Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows.
3. Section 62-151 of the City Code; to wit: Failure to maintain the sidewalk in a clean condition.

The following steps should be taken to correct the violation:

1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property.
2. Apply for, obtain, and pass final inspection on all required permits to maintain the Property; to wit: clean and repair the roof, clean the walls, driveway, and sidewalk, repair; repair the walls, roof, garage, door, windows, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
3. Clean the sidewalk.

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 3/4/2022 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 a historic structure, please be advised that:**

Feb 18, 2022 at 12:33 PM



06 9.9.22  
CE 299517

CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

71 7105 2133 3932 6525 3658

**Summons to Appear**

Case #: CE299517-01421

The City of Coral Gables  
Vs  
LOCSES, INC. A/K/A LOCO HOMES INC.  
CO LEONARDO MENDOZA  
REGISTERED AGENT  
117 BEAUMONT RD  
SILVER SPRING, MD 20904-1216

827 ORTEGA

Ave

Folio #: 03-4107-018-1061

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827 ORTEGA AVE  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

- 1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register recent Property 27, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: **work**. As to the single-family home: Failure to maintain the structure by allowing extensive fire damage to interior walls, roof, and trusses; holes in the roof; the exterior walls, driveway, front door, garage door, soffits, and roof are dirty, front door is damaged, walkway is cracked and has weeds, damaged and boarded windows.
- 3. Section 62-151 of the City Code, to wit: Failure to maintain the sidewalk in a clean condition.

**The following steps should be taken to correct the violation:**

- 1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property.
- 2. Apply for, obtain, and pass final inspection on all required permits to maintain the Property, to wit: Clean and repair the sidewalk and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
- 3. Clean the sidewalk.

to appear before the Code Enforcement Board for a hearing on 3/16/2022 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

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