



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

12/27/2018

Summons to Appear

The City of Coral Gables
vs
**Luis Properties LLC,
f/k/a TERRA URBANA LLC
c/o Mike A. Luis
Registered Agent
P.O. Box 331410
MIAMI, FL 33233**

Case #: CE270320-052617

Folio #: 0341200060910

7018 0360 0001 7669 2426

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

119 GRAND AVE LOT 5 BLK 1-A
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. 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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 1/16/2019 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:

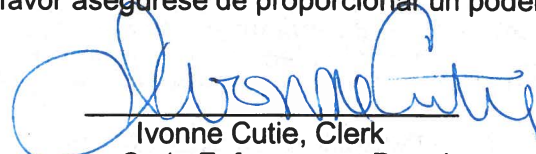
- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
 - **the City Code requires that you replace the structure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

Como consecuencia de la(s) violaci3n(es) mencionadas arriba, se ha presentado una queja en su contra y a trav3s de este medio se requiere su presencia al frente de la Junta del Cumplimiento del C3digo para una audiencia el 1/16/2019 a las 8:30 a.m. en la C3mara de la Comisi3n, localizada en el segundo piso de:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutir3 en su ausencia. Una tarifa administrativa de \$108.75 se cobrar3 en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.


Ivonne Cutie, Clerk
Code Enforcement Board

William Ortiz
Code Enforcement Division Manager
305 460-5271
wortiz@coralgables.com