



## CITY OF CORAL GABLES

### Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

09/23/2020

-vs-

**MML Properties LLC**

**Case #: CE289906-121019**

**1690 S. Bayshore Lane, #7**

**Miami, FL 33133-4067**

**Address of Violation(s):**

**2341 and 2345 LeJeune Rd.**

**Folio #: 0341080063390**

**0341080063340**

**Coral Gables, FL 33134**

This cause having come before the Code Enforcement Board for Hearing on 9/23/2020, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

#### **FINDINGS OF FACT**

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

1. City Code section 105-23, F.B.C. section 105.4.1.1; allowing permits to expire: BL 18072709, BL 18072716, ZN 18072711.

#### **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 and the agreement of the parties:

1. The Respondent shall correct the violations.
2. The Respondent shall, within 45 days of the date of the order, reactivate any of the three (3) permits that may remain expires, level and re-sod, remove the temporary construction fence, finalize all required inspections, and close out the permit.
3. 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.
4. In the event of non-compliance by the Respondent, a fine of \$250 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.
5. 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.

6. The Respondent shall pay the administrative costs for the hearing of \$108.75.
7. **If the Respondent does 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(s) must notify Code Enforcement Supervisors **Adolfo Garcia and Terri Sheppard, 305 460-5245/ [agarcia@coralgables.com](mailto:agarcia@coralgables.com)/[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)**, who will inspect the property and verify either compliance or non-compliance.

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Ivonne Cutie, Clerk  
Code Enforcement Board

