

November 8, 2022



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

91 7108 2133 3932 6226 1115

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

Case #: NOVI-22-07-0897

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

Folio: 0341070185890

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

1006 Madrid Street

are in violation of the following sections of the City Code of the City of Coral Gables:

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](http://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 (j) 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.

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

**Remedy:**

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](http://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.

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 **11/16/2022** at **8:30AM** in the Commission Chambers, located on the second floor of:

**Development Services Center  
427 Biltmore Way  
Coral Gables, FL 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.**

**Juan Carlos Garcia**

Code Enforcement Officer

**jgarcia3@coralgables.com**

**(305) 460-5274**

  
Code Enforcement Clerk