



7.6.22

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

Case #:NOVI-22-07-0897

Code Enforcement Violation Warning

GEOVANNY M ORTIZ &W MYRNA E

1006 MADRID ST

CORAL GABLES, FL 33134-2210

Folio #: 0341070185890

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 to the premises at:

1006 MADRID ST, Coral Gables, FL 33134---2210

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

Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.1. Required

Code Enforcement Officer Comments: Central air conditioner and exterior flood lamps installed without a permit.

The following steps should be taken to correct the violation:

Must obtain and finalize an after the fact permit .

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 8/6/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 8/6/2022, 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.

Juan Garcia

305-460-5274

jgarcia3@coralgables.com

07-06-2022 09:38 AM



DEVCON
1-800-557-4628

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City of Coral Gables 7/6/22
Code Enforcement Violation Warning

City of Coral Gables 7/6/22
Code Enforcement Violation Warning

07-06-2022 09:38 AM



DEVCON
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City of Cape Cod
7 6 22
Code Enforcement Violation Warning

City of Cape Cod
7 6 22
Code Enforcement Violation Warning

07-06-2022 09:38 AM



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

8/8/2022 2:12:52 PM

Case #:NOVI-22-07-0897

Notice of Violation

GEOVANNY M ORTIZ &W MYRNA E

1006 MADRID ST

CORAL GABLES, FL 33134-2210

Folio #: 0341070185690

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1006 MADRID ST, Coral Gables, FL 33134--2210

The violation(s) found was:

Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Central air conditioner and exterior flood lamps installed without a permit.

The following steps should be taken to correct the violation:

Must obtain and finalize an after the fact permit.

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 9/8/2022 to determine if corrective measures have been completed. If the violation(s) has not been completed 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.

305-460-5274

lgarcia3@coralgables.com

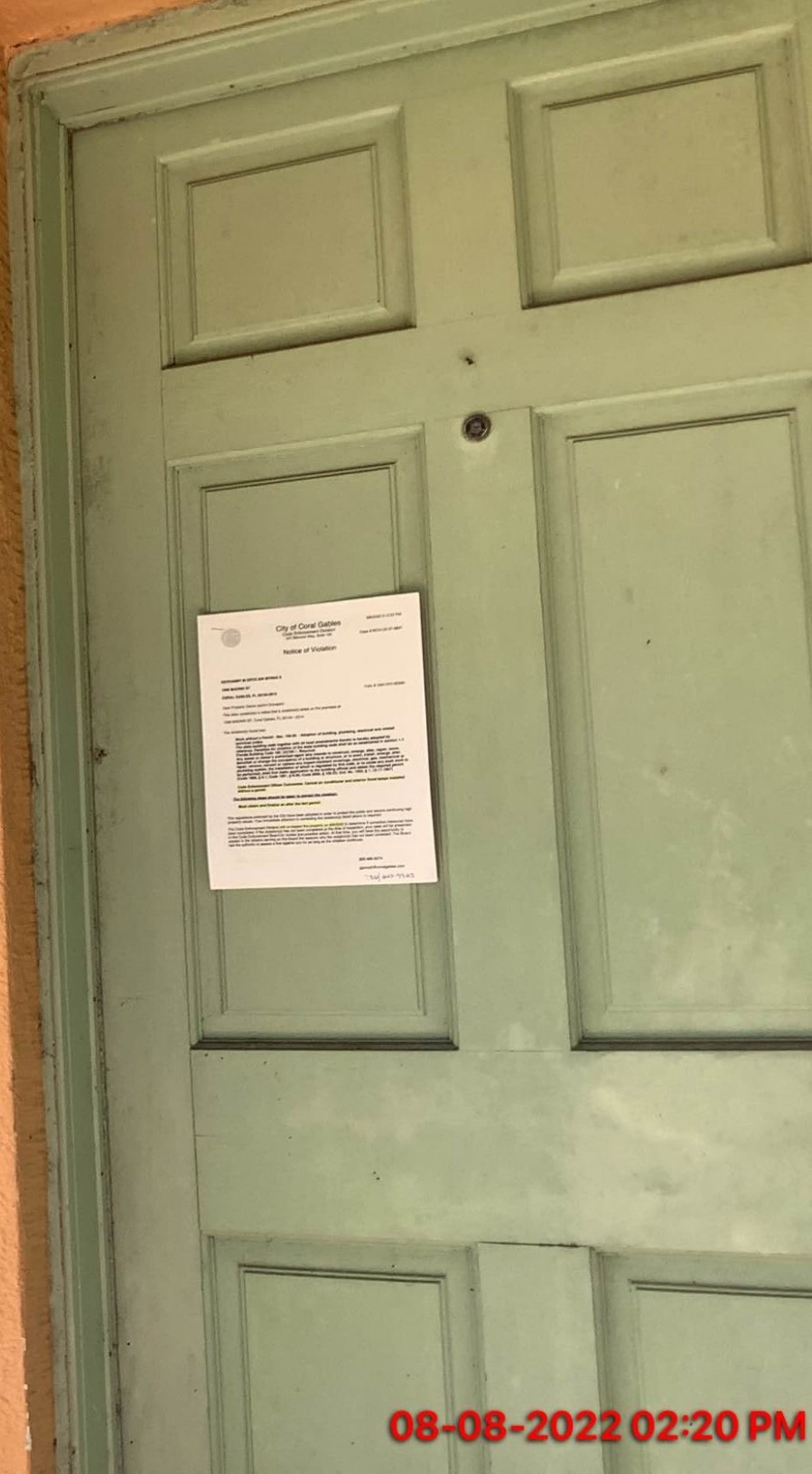
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08-08-2022 02:20 PM



PROTECTED BY
DEVCON
1-800-537-6498

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City of Coral Gables
Notice of Violation

RECEIVED 08/08/2022
Case # 2022-00100-0001

VIOLATION # 1: UNLAWFUL USE OF PROPERTY

Case Number: 2022-00100-0001

Case Title: UNLAWFUL USE OF PROPERTY

The City of Coral Gables is hereby notifying you that a violation of the City Code has been identified at the property located at 1006 SW 10th St, Coral Gables, FL 33134.

The violation is: UNLAWFUL USE OF PROPERTY.

On 08/08/2022, the City of Coral Gables received a complaint regarding the above-mentioned property. The complaint stated that the property is being used for a purpose not permitted by the City Code.

The City Code defines an unlawful use of property as any use of property that is not permitted by the City Code. This includes, but is not limited to, the use of property for a purpose that is not permitted by the City Code.

The City of Coral Gables is hereby notifying you that you have 30 days from the date of this notice to correct the violation. If you fail to correct the violation within this time period, the City of Coral Gables may take action to enforce the City Code.

If you have any questions regarding this notice, please contact the City of Coral Gables at (305) 495-7543.

ALL ARE 2022
Coral Gables, Florida
(305) 495-7543



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: NOVI-22-07-0897

9/29/2022

Amended Notice of Violation

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

Folio #: 0341070185890

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1006 MADRID ST, Coral Gables, FL 33134-2210**.

The following violations were found:

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.

The following steps should be taken to correct the violation:

1. Register the property as vacant 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 required after-the-fact permits to legalize or remove all work done without a permit, as applicable.
3. Clean, repair, and maintain the structures on the property and apply for, obtain, and pass final inspection on all required permits to repair and maintain the property; including, but not limited to, any required color palette approval to paint the structures.
4. Repair, and preserve the historic structure and apply for, obtain, and pass final inspection on permits, as required.

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.

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NOTICE
The following information is being provided to you for your information. It is not intended to be a substitute for professional advice. Please consult your attorney for more information.

DEWSON
ESTABLISHED 1988

10-02-2022 09:19 AM