

**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**April 12, 2016**

**ITEM TITLE:**

A Resolution of The City Commission authorizing the institution of a forfeiture action in relation to the real property located at 1411 Mantua Avenue in Coral Gables, Florida.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**BRIEF HISTORY:**



The City has been made aware of, and intends to address, an extraordinary situation involving the real property located at 1411 Mantua Avenue, where the property is non-homestead, real property, which qualifies for registration as abandoned real property under Chapter 34, article VI, "Abandoned Real Property," of the City Code and has two or more violations of Sections 34-166 (Abandoned Real Property Maintenance Requirements) and/or Sections 105-146 through 105-342 (Minimum Housing Code) of the City Code, as well as other City Code violations. Specifically, the following significant violations remain pending with the subject property, and have not been addressed by the subject property's owner:

- 1) Violation of Sections 278, 280, 281, and 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code. The Porch of the structure is in disrepair. This violation has been pending since October 16, 2013;
- 2) Violation of Section 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code (Roof is dirty/mildewed and is in need of cleaning. This violation has been pending since March 20, 2013;
- 3) Violation of Section 281, 279, and 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code. The roof is in disrepair. This violation has been pending since October 27, 2010, and;
- 4) Violation of Section 34-21 of the City Code and Section 34-166, Abandoned Real Property, of the City Code. The property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris to be present on the property. This violation is recurring and has resulted in the City taking action to address the lawn issues.

As a result of the above, the City has unpaid special assessment liens for the subject property for the amount of \$3,679.46 as of March 14, 2016, and unpaid code enforcement liens for the subject property for the amount of \$596,185.00 as of March 17, 2016. Finally, it should be noted that this property is located less than one mile from an elementary school, and has the potential for attracting children to the structure as there is no fencing preventing children from approaching the front door of the residence. This is particularly concerning as the roof directly over the front door of the subject property is

collapsing and has the potential to harm any member of the public who might approach the subject property. The aforementioned violations present a cause for great concern for the Commission and the health, safety and welfare of the community.

**APPROVED BY:**

City Attorney	City Manager
	

**ATTACHMENT(S):**

1. Draft Resolution
2. PowerPoint presentation
3. Demand letter