

Law Office of
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1200 Brickell Avenue, Suite 1950
Miami, FL 33131-3298
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February 18, 2022

***Posted at the Property and
Sent via First Class Mail***

Logos Homes, Inc a/k/a Logo Homes Inc.
c/o Leonardo Mendes
Registered Agent
117 Beaumont Rd
Silver Spring, MD 20904-1216

and

Logos Homes, Inc a/k/a Logo Homes Inc.
827 Ortega Ave
Coral Gables, FL 33134-3615

**Re: Notice of violations and further enforcement action regarding real property
located at 827 Ortega Avenue, Coral Gables, FL 33134-3615 (“Property”)**

Dear Mr. Mendes:

This office represents the City of Coral Gables, Florida (“City”). Logos Homes, Inc a/k/a Logo Homes Inc. (hereinafter referred to as “You”) is the listed as the owner of the Property in the office of the Property Appraiser and in the Public Records of Miami-Dade County.

As such, the City has brought or is bringing code enforcement actions against you for failure to maintain the Property. In spite of the City’s efforts, the Property remains in violation of the City Code and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the list of violations attached to the attached cease and desist letter (“Violations”).

You are hereby notified that the City will file a lawsuit or otherwise pursue further enforcement action, which may include any or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver at the expense of the responsible parties; 3) foreclosure on the City’s code enforcement and special assessments liens, if any; 4) forfeiture pursuant to applicable law; 5) the issuance of a code enforcement citation imposing a fine of \$500 per day, as stated in the attached cease and desist letter, pursuant to §§ 2-252 (e)(11) and 2-254 of the City Code; or 6) an unsafe structures proceeding, as applicable. Please be advised that the City’s code enforcement liens attach to all non-exempt real and personal property of the violator(s) named in the code enforcement order and that the City will seek its attorneys’ fees and costs.

Mr. Leonardo Mendes,
Registered Agent for Logos Homes, Inc.
a/k/a Logo Homes Inc.
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Should you wish to bring this property into compliance voluntarily and possibly avoid further enforcement action, you must contact me within seven days of the date of this letter. Please provide a plan of action and a timeline, including how you intend to obtain any necessary development approvals and commence and complete the work to correct the Violations.

Please govern yourself accordingly.

Very truly yours,



Alexander L. Palenzuela

cc: Miriam Soler Ramos, Esq., B.C.S., City Attorney

THE CITY OF CORAL GABLES



OFFICE OF
THE CITY ATTORNEY

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

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117 Beaumont Rd
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Logos Homes, Inc a/k/a Logo Homes Inc.
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Coral Gables, FL 33134-3615

**Re: Cease and desist demand regarding violations of the City Code at the premises
located at 827 Ortega Avenue, Coral Gables, FL 33134-3615 ("Property")**

Dear Mr. Mendes:

This office represents the City of Coral Gables ("City"). You are hereby notified, as set forth below, that you are in violation of the City Code and other applicable law for failure to register and maintain a vacant and abandoned single-family home ("Structure") that the City's Construction Regulation Board has declared unsafe, as well as other violations of the City Code for failure to maintain the Structure and Property.

Violations of the City Code

Inspection of the premises and review of City records, conducted on or about January 11, 2022 and February 1, 2022, revealed that you committed the violations of the City Code set forth in the attached List of Violations ("Violations").

In order to correct these Violations, you must take the corrective action described in the attached List of Violations, within seven days of the date of this letter.

Cease and Desist Order

In light of the Violations, we hereby demand, pursuant to §§ 2-252(e)(11) and 2-254 of the City Code, that you correct all of the above-described violations within seven days of the date of

Mr. Leonardo Mendes,
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this letter. Failure to comply with this cease and desist letter shall result in the issuance of an additional code enforcement citation punishable by a fine of \$500 per day.

Please note that, if you do not correct the Violations, the City will have no choice but to pursue further enforcement action, which may also include, but is not limited to, corrective action, including an action for a court injunction, the appointment of a receiver, or forfeiture; additional code enforcement actions, fines, and liens, including assessment liens; and foreclosure on any City liens; including any applicable attorneys' fees and costs. Please contact me no later than seven days of the date of this letter, to confirm that you will correct the remaining violations.

Nothing herein is intended to be a waiver of any of the City's rights and remedies which are expressly reserved, including, but not limited to, the right to issue citations for violations of additional provisions of the City Code.

Sincerely,



Cristina M. Suárez
Deputy City Attorney and
City Prosecutor

cc: Miriam Soler Ramos, Esq., B.C.S., City Attorney
Suramy Cabrera, P.E., Development Services Director/Building Official

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List of Violations for 827 Ortega Ave

| | Code Section | Description of Violation | Corrective Action Required |
|----|---|---|--|
| 1. | Sections 34-202 and 34-203 of the City Code | Failure to maintain (as set forth herein) and register vacant Property | Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property |
| 2. | Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code | <u>As to the single-family home:</u> Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows | Apply for, obtain, and pass final inspection on all required permits to maintain the Property; to wit: clean and repair the roof, clean the walls, driveway, and sidewalk, repair; repair the walls, roof, garage, door, windows, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required |
| 3. | Section 62-151 of the City Code | Failure to maintain the sidewalk in a clean condition | Clean the sidewalk |