

1540 Alvardi Ave
CE 273991

IN RE: ESTATE OF

ALICIA MARIA MENENDEZ

Deceased.

IN THE CIRCUIT COURT OF THE
11TH JUDICIAL CIRCUIT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

PROBATE DIVISION

File Number: 13-4631-CP-01

Division:

THESE LETTERS DO NOT AUTHORIZE
THE SALE, ENCUMBRANCE OR
BORROWING OF ANY ASSETS WITHOUT
SPECIAL ORDER OF THE COURT

LETTERS OF ADMINISTRATION
(Single Personal Representative)

THIS ESTATE MUST BE CLOSED
WITHIN 12 MONTHS IF NOT
CONTESTED.

THESE LETTERS DO NOT AUTHORIZE
ENTRY INTO ANY SAFE DEPOSIT BOX
WITHOUT FURTHER ORDER OF COURT

TO ALL WHOM IT MAY CONCERN

WHEREAS, ALICIA MARIA MENENDEZ, a resident of Miami-Dade County,
Florida, died on March 2, 2013, owning assets in the State of Florida, and

WHEREAS, ALICIA M. MENENDEZ has been appointed personal representative of
the estate of the decedent and has performed all acts prerequisite to issuance of Letters of
Administration in the estate,

NOW, THEREFORE, I the undersigned Circuit Court Judge, declare ALICIA M.
MENENDEZ to be duly qualified under the laws of the State of Florida to act as personal
representative of the estate of ALICIA MARIA MENENDEZ, deceased, with full power to
administer the estate according to law; to ask, demand, sue for, recover and receive the property of
the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the
law directs; to make distribution of the estate according to the law and to serve without bond.

INVENTORY SHALL BE
FILED WITHIN 60 DAYS

WITNESS my hand and the seal of this Court this ____ day of _____,

2013.

BERNARD S. SHAPIRO
Acting in the absence of
Judge Michael A. Genden

Conformed Copy

DEC 31 2013

Michael A. Genden
Circuit Judge

CIRCUIT COURT JUDGE

THE PERSONAL REPRESENTATIVE SHALL PLACE
ALL LIQUID ASSETS IN A DEPOSITORY DESIGNATED
BY THE COURT PURSUANT TO THE F.S. 69.031
THIS IS A FROZEN ACCOUNT WHICH
MEANS THAT NO FUNDS CAN BE
WITHDRAWN WITHOUT ORDER
OF THE COURT

NO SALE OF ANY ASSETS
WITHOUT SPECIAL ORDER
OF COURT

ATTORNEY OF RECORD SHALL
FILE RECEIPT OF ASSETS BY
RESTRICTED DEPOSITORY(IES)
WITHIN 30 DAYS OF ISSUANCE
OF LETTERS.

IN THE EVENT FLORIDA REAL ESTATE
IS SOLD, THE NET PROCEEDS OF SALE
SHALL BE DEPOSITED IN A COURT
ORDERED DEPOSITORY PER F.S. 69.031

Cutie, Ivonne

From: Sheppard, Terri
Sent: Tuesday, May 22, 2018 1:26 PM
To: Cutie, Ivonne
Cc: Ortiz, William
Subject: FW: CE273991 1540 Algardi Ave

Ivonne,

The above case is still not in compliance. Please send a Notice of Intent.

Thank you,

Terri Sheppard

From: Ortiz, William
Sent: Monday, May 21, 2018 2:41 PM
To: Sheppard, Terri
Subject: RE: 1540 Algardi Ave

Thanks Terri. The caller wanted to know the status and will probably call back after the due date. I just wanted to let you know.

William Ortiz
Code Enforcement Division Manager
Development Services Department
City of Coral Gables
427 Biltmore Way Suite 100
Coral Gables, FL 33134
Ph: 305-460-5271
Fax: 305-460-5348



 Think Green! Please do not print this e-mail unless it is completely necessary.

From: Sheppard, Terri
Sent: Monday, May 21, 2018 2:03 PM
To: Ortiz, William
Subject: RE: 1540 Algardi Ave

Hi Will,

I have the inspection for tomorrow in GovQA. I went by and it is still in violation. Please see pictures attached.

Terri Sheppard

From: Ortiz, William
Sent: Monday, May 21, 2018 12:07 PM
To: Sheppard, Terri
Subject: 1540 Algardi Ave

Hi Terri:

Fyi, I received a call regarding the status of the case for 1540 Algardi Ave; the person wants to remain anonymous. I explained the status of the case and that, as per the CEB, compliance is due today.

Thank you.

GovQA

CODE Cases: All Fields

Enter CODE Cases All

Browse

- ▶ Answers
- ▶ Requests
- ▶ Code Enforcement
 - All Assigned to Me
 - All Assigned to My Department
 - All Code Enforcement
 - All Created by Me
 - All Open Assigned to Me
 - All Open Assigned to My Department
 - All Open Code Enforcement
 - All Open Created by Me
 - All Open Tasks Assigned to Me
 - All Open Tasks Due Today
- ▶ Legacy Code Cases
- ▶ Print Queue
- ▶ Reports
 - Manage Views and Reports

Create

Recently Viewed

CE273991-112917 - Code Violation

Details

Tasks (15)

Documents (31)

+ Add

Link

Print

			Task	Ass To
1			Initial Inspection	Ter Sh
2			Create Code Enforcement Violation Warning	Ne Re
3			Warning Posting Inspection	Ne Re
4			NOV Inspection	Ne Re
5			NOV Posting Inspection	Ne Re
6			SUM Inspection	Ne Re
7			SUM Posting Inspection	Ne Re
8			Schedule Board Hearing	Ne Re
9			Code Enforcement Board Case Hearing	Ne Re
			SUM Posting Inspection	Ter Sh
10			Board Order Posting Inspection	Ne Re
11			Code Enforcement Board Case Hearing Follow-Up Inspection	Ter Sh
12			Notice of Intent to Lien Task	Ivc Cul
13			Notice of Intent to Lien Posting Inspection	Ne Re
14			Lien Posting Inspection	Ne Re



2018.03.20 11:03



2018.03.20 11:03



2018-03-20 10:58



2018-03-20 10:58



2018.03.20 11:03



2018.03.20 11:03

MIN

Sec. 105-289. Floors, walls, ceilings and roofs.

Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.

(Code 1958, § 16A-36; Code 1991, § 12-178; Ord. No. 2013-07, § 2, 5-28-2013)

MIN – Coral Gables City Code

- **Sec. 105-146. - Purpose.**

The purpose of this article is to protect the public health, safety, morals and welfare of the people of the city by establishing minimum standards governing the condition, occupancy, and maintenance of dwellings, dwelling units, rooming houses, rooming units and premises; establishing minimum standards governing utilities, facilities, and other physical components and conditions essential to make dwellings, dwelling units, rooming houses, rooming units, and premises safe, sanitary, and fit for human habitation; fixing certain responsibilities and duties of owners, operators, agents and occupants of dwellings, and dwelling units, rooming houses, and rooming units, and the condemnation and vacating of those dwellings, dwelling units, rooming houses, and rooming units unfit for human habitation; and fixing penalties for violation of any of the provisions of this article; and to authorize the charging of a fee for the issuance of a certificate of occupancy. This article is hereby declared to be remedial and essential to the public interest, and it is intended that this article be liberally construed to effectuate the purposes as stated above

- **Sec. 105-147. - Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory use means a structure, the use of which is incidental to that of the main building, and which is attached thereto or located on the same premises.

Approved means approved by the head of the code enforcement agency.

Bathroom means a room containing one or more bathtubs, showers, or both, a toilet and lavatory.

Building means a structure that encloses space; a structure that gives protection or shelter for any occupancy. The term "building" shall be construed as if followed by the phrase "or part thereof."

Code enforcement agency means the department of building and zoning of the city.

Director means the director of the building and zoning department.

Dwelling means a building occupied exclusively for residential purposes and consisting of not more than one housekeeping unit used for cooking, living or sleeping purposes. The word "dwelling" shall be deemed to include dwellings, dwelling duplex, dwelling multiple, dwelling units, rooming houses, rooming units and premises.

Dwelling duplex means a building arranged, designed or used to house not more than two dwelling units.

Dwelling multiple means a building arranged, designed or used to house three or more dwelling units.

Dwelling unit means one or more rooms with living, cooking, sanitary, and sleeping facilities therein, arranged for one family with whom may reside not more than three lodgers or boarders if elsewhere provided for by an ordinance of the city.

Structure means a combination of any materials, whether fixed or portable, forming a construction, including buildings. The word "structure" shall be construed as though followed by the words "or part thereof."

Supplied facilities means facilities paid for, furnished, or provided by, or under control of the owner or operator.

Temporary housing means any tent, trailer or other structure used for human shelter designed to be transportable and which is not attached to the ground, to another structure, or to any utility system for more than 30 consecutive days. Any tent, trailer, or other structure occupied for more than 30 consecutive days shall meet all requirements of this Code. This shall not be construed as permitting its existence unless specifically provided for by other ordinances.

Toilet room or compartment means an enclosed space containing one or more toilets, which may also contain one or more lavatories, urinals, and other plumbing fixtures.

- **Sec. 105-185. - Described and designated.**

Any dwelling which is found to have any of the following defects shall be declared by the director to be unfit for human habitation:

- (1) Is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public.
- (2) Lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
- (3) Because of its location, general condition, state of the premises or number of occupants, if so unsanitary, unsafe, overcrowded or otherwise detrimental to health and safety that it creates a serious hazard to the occupants or of the public.
- (4) Because of the failure of the owner or occupant to comply with such notices or orders issued pursuant to this article, is unfit for human habitation.

- **Sec. 105-224. - Freedom from health, accident or fire hazards.**

Exterior property areas shall be free from conditions that might create a health, accident, or fire hazard, such as holes and excavations, sharp protrusions and other objects or conditions which might be a potential cause of personal injury. Undergrowth shall not exceed a height of 12 inches.

- **Sec. 105-225. - Freedom from rubbish and garbage.**

Exterior property areas shall be kept free from organic and inorganic material that might become a health, accident, or fire hazard, whether or not said areas are used for human habitation. Metal containers with covers shall be provided for the temporary storage of garbage and rubbish. Materials of an inflammable nature shall be safely stored or removed from the premises. Rubbish, trash, debris, dead trees or other unsightly or unsanitary matter shall be removed by owner or occupant or both.

- **Sec. 105-241. - Hot water.**

Every dwelling shall have an adequate supply of hot water, properly connected to kitchen sink, laundry trays or washing machine, lavatory, tub and/or shower. Water heating equipment, except where a solar water heater is installed, shall be properly maintained and capable of delivering water at a minimum temperature of 120 degrees Fahrenheit at each hot water outlet

- **Sec. 105-243. - Plumbing fixtures connected to sewer lines.**

All plumbing fixtures installed within a structure used for human habitation shall be connected to sewer lines that discharge into a public sewerage system or other approved means of disposal. Private sewerage systems shall be connected and repairs or additions made in accordance with the applicable regulations of the city

- **Sec. 105-245. - Plumbing fixtures required.**

Every dwelling and dwelling unit shall have the following plumbing fixtures: kitchen sink, toilet, bathtub or shower, and lavatory. Kitchen sinks, bathtubs, showers, and lavatories shall be properly connected to both hot and cold water lines. Required plumbing fixtures shall be installed in accordance with the plumbing code of the city.

- **Sec. 105-246. - Electrical service.**

Every dwelling, dwelling unit, roominghouse, and rooming unit shall be provided with electric service, properly connected.

- **Sec. 105-247. - Cooking facilities.**

Every dwelling unit shall be provided with installed cooking facilities or utility connections for such facilities. Where cooking facilities are not supplied, adequate space and utility connections shall be provided where such connections are necessary.

- **Sec. 105-248. - Refrigerated space.**

In every dwelling unit where perishable foods are kept, refrigerated space for their storage or appropriate utility connections shall be provided. Where refrigeration equipment is not provided, adequate space and utility connections shall be provided

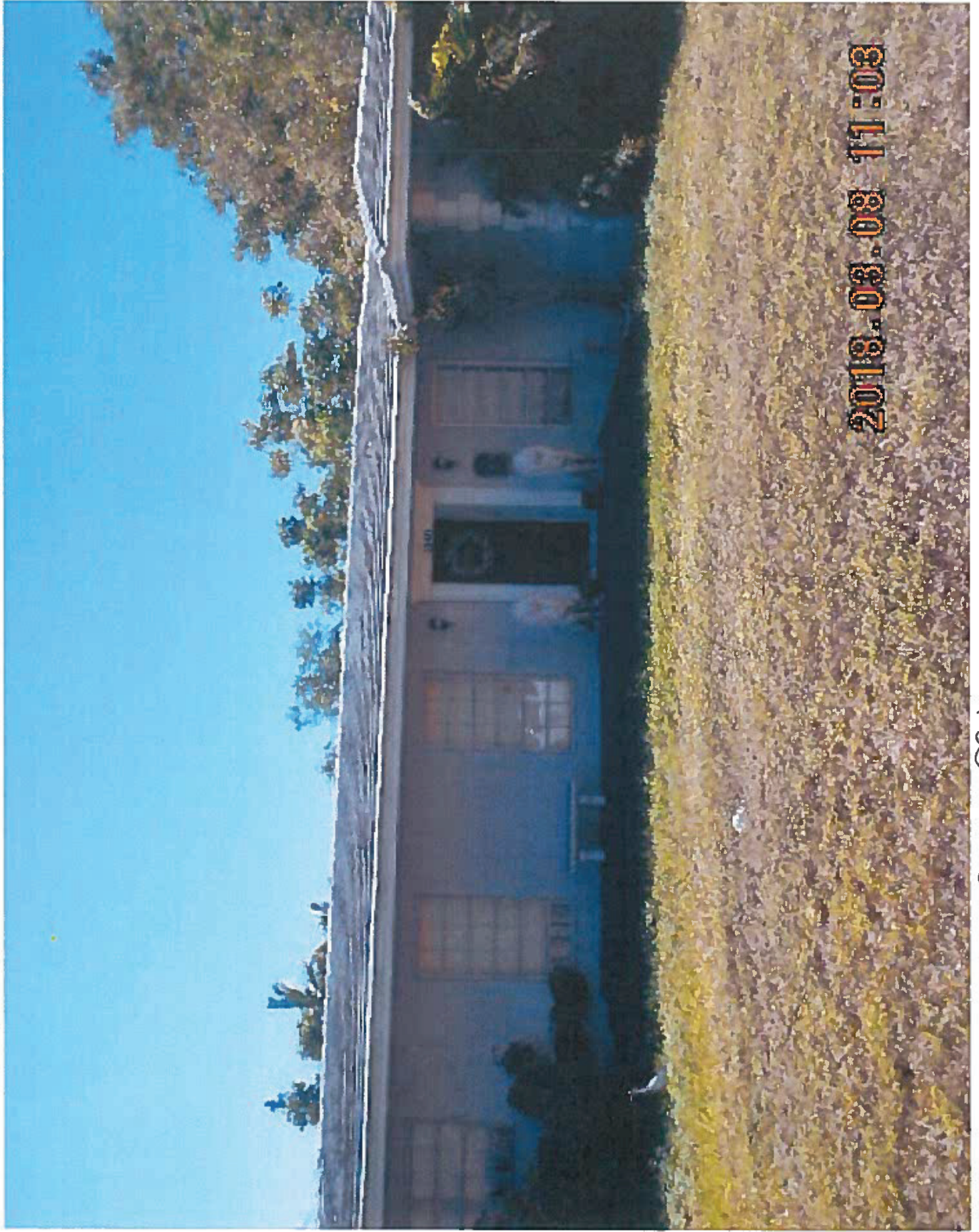
- **Sec. 105-249. - Maintenance of plumbing fixtures.**

Every water line, plumbing fixture, and drain located in a structure used for human habitation shall be properly installed, connected, and maintained, and capable of performing the function for which it was designed. All repairs to installations must be made in accordance with the plumbing regulation of the Florida Building Code adopted in section 105-23.

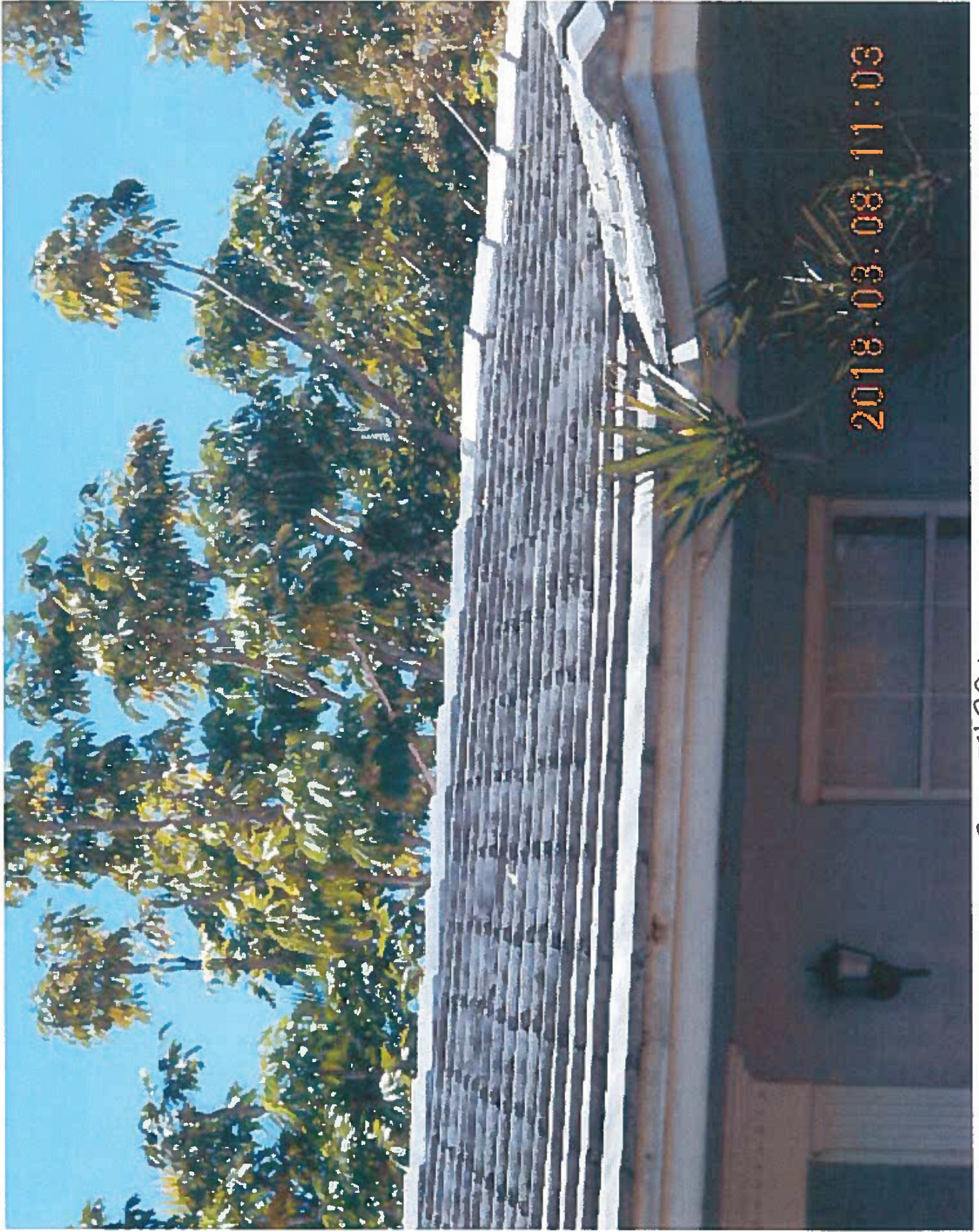
- **Sec. 105-278. - Stairs, porches and railings.**

- **Sec. 105-292. - Insect and rodent harborage.**

The interior of every structure used for human habitation shall be kept free from insect, rodent, and vermin infestation. Where insect, rodent, or vermin infestation, harborage, or breeding areas exist, such areas, harborage, or infestation shall be eliminated.



CE273991



⇒ Сестрагај

2018.03.08-11:03



1540

2018.08.08 11:08

CE273991



→ 06273991



→ ce273991

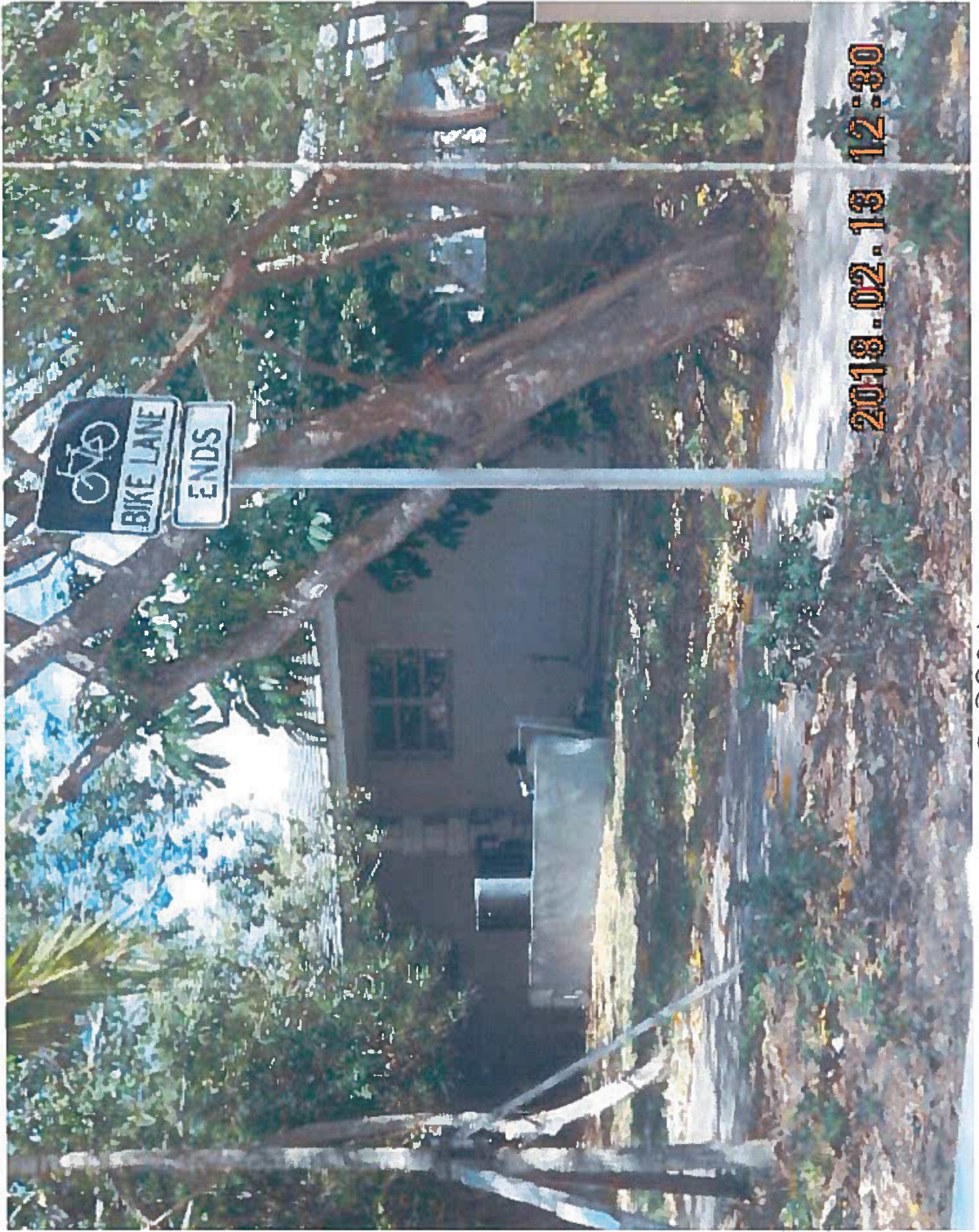


2018.02.13 12:26

*-> CE273991 - 1'



CE273991-11



→ 06273991



CE273991

11



→ 0273991





Sheppard, Terri

From: Kattou, Michael
Sent: Tuesday, November 28, 2017 2:00 PM
To: Sheppard, Terri
Cc: Ortiz, William
Subject: 1540 Algardi
Attachments: 20171128_130451_resized.jpg.html; 20171128_130530_resized.jpg.html; 20171128_130537_resized.jpg.html; 20171128_130547_resized.jpg.html; 20171128_130635_resized.jpg.html; 20171128_130502_resized.jpg.html; 20171128_130506_resized.jpg.html; 20171128_130601_resized.jpg.html; 20171128_130626_resized.jpg.html; 20171128_130653_resized.jpg.html

Terri,

Please see photos and cite by tomorrow morning for min throughout, lot to include overgrown hedges onto the row, down tree and dead vegetation , stagnant pool, pool pump is not functioning properly so its making a loud noise. I will be forwarding you more photos to include. If you have any questions please see me to go over.

Thank you,

Michael Kattou
Code Enforcement Field Supervisor
Development Services Department
City of Coral Gables
427 Biltmore Way Suite #100
Coral Gables, FL 33134
Ph: 305-460-5268
Fax: 305-460-5348



2017 01:04 PM



