



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

09/09/2020

Summons to Appear

The City of Coral Gables
vs
William I & Adriana R Muinos
4804 Biltmore Dr
CORAL GABLES FL 33146

Case #: CE273981-112917

7019 2280 0000 5875 5155

Folio #: 0341070200081

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

910 CAPRI ST PB 15-7
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

City Code - Chapter 105. Minimum Housing.

1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;
2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property;
3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit;
4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; and
5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

The following steps should be taken to correct the violation:

- Remedy:**
1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property;
 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property;
 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings;
 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; and
 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear virtually via zoom before the Code Enforcement Board for a hearing on 09/23/2020 at 8:30 am.


1. Go to <https://zoom.us>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 589 262 6316
4. Click "Join"

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.**



Ivonne Cutie, Clerk
Code Enforcement Board

Terri Sheppard
Code Enforcement Field Supervisor
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tsheppard@coralgables.com