



Legislation Text

File #: CE270320, **Version:** 1

119 Grand Avenue

Violation Description - 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: As to the commercial structure: Installation of iron bars over air conditioning compressors; As to the residential structure: Installation of metal screens or plywood over windows. Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code, to wit: Allowing the building permits for the Structure, for an historical sign (permit # AB-13-06-0429 and BL-13-06-1210) and to repair and paint exterior wall and trim (ZN-15-06-5747), to expire. Section 105-29 of the City Code, to wit: As to the commercial structure: Failure to maintain a commercial structure by allowing the exterior building surfaces, walls, and walkway to become dirty and the iron bars to become rusted and the paint and walls and fascia and soffits to become chipped, pitted, cracked, discolored, or to peel or fade, and for wall cladding to rot or fall away. Sections 220 and 428 of Chapter 105, Minimum Housing Code, of the City Code, to wit: Rubbish, trash, and debris along the edge of the concrete slab and the residential structure. Sections 249, 250, 251, 252, 253, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the residential structure: The Structure's walls, columns, concrete slab, and stairs are dirty and covered with mold; the railings are rusted, and the paint is chipped, pitted, cracked, discolored, or is peeling or fading, and the wall cladding is rotting or falling away. Sections 431 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the residential structure: Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein. Sec. 3-1108 of the City Zoning Code, to wit: Demolition by neglect of an historic structure; including, but not limited to: a) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) 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; and d) Faults and defects in the Structure that render it not properly watertight.

Remedy - Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or remove or demolish all work done without a permit, as applicable. Apply to re-open and pass final inspection on all expired permits for the Structure. Clean and repair exterior building surfaces, walls, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair the Structure, as required, and clean and paint or remove iron bars. Remove all rubbish, trash, and debris. Clean walls, columns, concrete slab, stairs, and railings and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure, as required. Correct all violations of the Minimum Housing Code or relocate all occupants. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

Owner - Luis Properties LLC

Code Enforcement Division Manager Ortiz