



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

The City of Coral Gables

01/20/2021

-vs-

7018 3090 0001 8299 4632

Case #: CE284702-030519

**KENDALE LAKES JJS LLC
13727 SW 152 AVE # 233
MIAMI FL 33177**

**Address of Violation(s):
4916 WASHINGTON DR**

Folio #: 03-4120-025-0260

This cause having come before the Code Enforcement Board for Hearing on 1/20/2021, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

Violations:

- **City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit. Violation of Coral Gables Zoning Code.**
- **WWP CC 105-26, F.B.C 105.1, and Zoning Code Section 3-205 Violations (I.E. Property owner painting their house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank, and A/C unit all installed without proper approval and permit.)**

1.The Respondent(s) shall pay administrative costs of \$108.75.

2.The Respondent(s) shall correct the violation/s.

3.If the violation(s) are not corrected within 48 hours of hearing by disconnecting gas and call for inspection. Comply by 2-20-2021 to apply for permit and comply by 4-20-2021 to close out permit. Provide monthly updates to the Code Enforcement Board. If all violations are not corrected by dates indicated a fine of \$250.00 will be imposed for each day thereafter that any violation continues to exist.

4.If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Miami-Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real and personal property of the violator.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing:

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Adolfo Garcia 305-569-1829/Agarcia2coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

Ivonne Cutie, Clerk of the Code Enforcement Board