



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

9/13/2022 11:04:47 AM

Case #:NOVI-22-04-0241

Code Enforcement Violation Warning

LEMANO INVESTMENTS LLC

Folio #: 0341200061350

1900 N BAYSHORE DR 1A STE 120

MIAMI, FL 33132

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

113 FROW AVE, Coral Gables, FL 33133-0000

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Stairs, porches and railings

**Plumbing fixtures connected to sewer lines - Sec. 105-249. - Stairs, porches and railings.
The stairs, porches and railings affixed to the exterior of every structure used for human habitation shall be kept in good repair and structurally sound. They shall be free from holes and serious cracks, and shall be capable of supporting imposed loads.
(Code 1958, § 16A-25; Code 1991, § 12-167; Code 2006, § 105-278; Ord. No. 1142, § 3.2, 7-14-1959)**

**Sec. 105-314. - 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.
(Code 1958, § 16A-42; Code 1991, § 12-146; Code 2006, § 105-243; Ord. No. 1142, § 5.4, 7-14-1959)**

Code Enforcement Officer Comments: Raw sewage draining on property due to broken piping. Broken glass , wooden railings, and trash all over property.

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The following steps should be taken to correct the violation:

Must obtain approval and permit for repairs.

Must replace/ repair glass, wooden railings and keep property free of litter at all times.

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305-569-1821

groman@coralgables.com

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 5/29/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/29/2022, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

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