



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

03/21/2018

Case #: CE275557-020718

## Code Enforcement Violation Warning

**MILADY WHITE**

**6660 SW 125 AVE**

**MIAMI FL 331832524**

**Folio #: 0341200222880**

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 of the premises at **431 VILABELLA AVE**, Coral Gables, FL.

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

### Violation(s):

- **Zoning Code - Article 3, section 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.**

**City Code - Chapter 105. Minimum Housing.**

**City Code - Chapter 34, section 34-165. Failure to register abandoned real property on an annual basis.**

**City Code - Chapter 105, section 105-23, F.B.C. - section 105.1. Work done without a permit.**

**Code Enforcement Officer Comments: 1. Sections 34-202 and 204 of the City Code - Failure to maintain Property in a secure manner so as not to render it accessible to unauthorized persons. 2. Sections 34-202 and 211 of the City Code - Failure to register and maintain the Property, which is vacant property. 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code Interior remodeling without a permit including a/c. 4. Sections 3-205 and 5-606 of the City Zoning Code. 5. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code; and 5-2403 of the City Zoning Code. 6. Section 105-226 of the City Code**

### The following steps should be taken to correct the violation:

**Remedy: 1. Occupy the Property or apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the property. 2. Register the Property and apply for, obtain, and pass final inspection on all required permits to repair or replace the fence on the Property or occupy the Property. 3. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 4. Apply for, obtain and pass final inspection on any required after-the-fact color pallet approval to paint the structure in an approval color. 5. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 6. Apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property.**

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 **4/21/2018** to determine if corrective

measures have been completed. If corrective measures have not been completed by **4/21/2018**, a Notice of Violation 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.

Coral Gables ha merecido el título de “La Ciudad Bella” gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba. La División del Cumplimiento del Código re-inspeccionará la propiedad el **4/21/2018** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **4/21/2018**, se emitirá un Aviso de Infracción.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

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**Terri Sheppard**

Code Enforcement Officer

**305 460-5239**

**tsheppard@coralgables.com**