City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

SCAN ME

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Notice of Violation

July 25, 2024

Case #:NOVI-24-04-6597

LYNETTE MONEM
1254 LA MANCHA AVE
CORAL GABLES, FL 33134

Folio #: 0341070185340

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1254 LA MANCHA AVE, Coral Gables, FL 33134-2359

The violation(s) found was:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.
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**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.
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(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Front walls, planters are dirty, walkway and driveway ribbons in disrepair. Front door in need of staining.

<u>The following steps should be taken to correct the violation:</u>

Please clean dirty walls and planters and repair walkway/ driveway and provide maintenance to front doors (stain) . Must obtain necessary permits.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 8/24/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

305-619-1125

sramos2@coralgables.com