



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Before the Code Enforcement Board
in and for the City of Coral Gables,
Miami-Dade County, Florida

06/7/2021

91 7108 2133 3932 5968 5672

Summons to Appear

The City of Coral Gables
vs

**ALEX REDONDO and
JULIANNA CASTRO**
1245 NE 85 ST
MIAMI FL 33138-3429

Case #: CE302367-050921

Folio #: 03-4118-005-0070

You, as the Owner and/or Occupant of the premises at:

3411 GRANADA BLVD
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

1. Section 34-55 of the City Code, to wit: by failing to consistently maintain lot by allowing overgrown hedges and grass and weeds on the patio and dead vegetation (leaves and palm fronds) on the Property and swale and by allowing water in the swimming pool and pond in the rear yard to become stagnant.
2. Sections 34-202 and 34-203 of the City Code, to wit; by failing to register the Property as vacant and provide updated registration information, and by failing to maintain the Property, as set forth herein.
3. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: by allowing a dirty and broken accessory structure (fountain) that is full of dead vegetation (leaves) in the front yard
4. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: by allowing the Structure's roof, driveway, patio, and walls to become dirty and portions of the walls to lack any paint.
5. Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: by allowing the building permit for renovation of Structure [permit # BL-17-03-1081 for the roof and BL 17-06-1622 for the renovations ("Permits")] to expire on 05-27-18 and 12-09-18, respectively).
6. Sections 14-202.7(D)(formerly 3-207(D)) of the City Zoning Code, to wit: by failing to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits and all subpermits for the Structure, which were issued on 3-7-17 for the roof and 8-7-17 for the renovations, and which expired as set forth above.

The following steps should be taken to correct the violation:

1. Consistently mow grass and trim hedges and remove weeds and dead vegetation from Property and swale and drain and cover or clean swimming pool and pond in rear yard.
2. Register the property on <https://prochamps.com> and provide all information missing from the Property registration and maintain the Property, as set forth herein.
3. Clean and repair fountain and remove all dead vegetation.
4. Clean roof, driveway, patio, and walls and pass final inspection on color pallet approval/permit to paint Structure, as required.
5. Apply to re-open and pass final inspection on all required permits to complete the Structure.
6. Pass final inspection on all required permits to complete the Structure.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **7/21/2021** at 8:30 am in the Commission Chambers, located on the second floor of:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
 - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
 - **the property will no longer qualify for an historic preservation tax exemption.**

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 7/21/2021 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:**
 - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
 - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**


Ivonne Cutie, Clerk
Code Enforcement Board

Ernesto Bermudez
Code Enforcement Officer
305 569-1823
ebermudez1@coralgables.com