



# CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Summons to Appear

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

October 2, 2024

Case #: NOVI-23-12-4215

Folio: 0341300180140

The City of Coral Gables  
vs

9489 0090 0027 6518 5042 72

**NOAH YABLONKA**  
**7630 SW 69 AVE**  
**MIAMI, FL 33143**

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

**1150 COTORRO AVE**

are in violation of the following sections of the City Code of the City of Coral Gables:

### **Sec. 62-58. - Penalties.**

**Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense.**

**(Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985)|Sec. 3-310. - Storage building and/or utility room**

**A. Storage and/or utility rooms not exceeding fifty (50) square feet of floor area, computed from the inside wall-to-wall dimensions, may be permitted as an accessory use in a single-family district or as an accessory to a duplex. The design of such rooms shall be tied in architecturally with the main building and the material used in the construction of such storage and/or utility room shall be as set forth in these regulations.|Sec. 62-26.**

**It shall be the duty of the owner of any dwelling unit, building or place of business to which a number has been assigned, to display such number in numeral form in accordance with standards Chapter 62, Article II, Sec. 62-26; 1-9**

**(Code 1958, § 28-3.1; Code 1991, § 22-87; Code 2006, § 62-26; Ord. No. 2515, § 2, 8-28-1984; Ord. No. 3603, § 1, 10-29-2002)**

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

Remedy: Comply with City Code Chapter 62, Article 3. - Must clean all debris from exterior of property and store appropriately within interior. Clean vegetation from right of way, including all potted plants, or obtain right of way permit for plantings.|Comply with Section 3-310 (A).- remove all debris from exterior and store appropriately according to code.|Comply with City Code section 62-26- Place house numbers on private property/ not on right of way.

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 11/20/2024 at 08:30 AM in the Commission Chambers, located on the second floor of:

**City Hall  
405 Biltmore Way  
Coral Gables, FL 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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Terri Sheppard

Code Enforcement Officer

305-460-5239

tsheppard@coralgables.com



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Code Enforcement Board Clerk