

CE285183

91 7108 2133 3932 7045 9009

**BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR THE CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA
LIEN**

THE CITY OF CORAL GABLES

CASE NO.: CE285183

vs.

Barbara Garcia
6913 Talavera Street
Coral Gables, FL 33146

VIOLATION LOCATED AT:
6913 Talavera Street

On November 18, 2020, the Code Enforcement Board found you guilty of violating the following sections of the City of Coral Gables Code: 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.


Zoning Code - Article 5, section 5-111. Maintaining a storage shed made of unapproved material and/or installed without a permit. City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit. Violation of Coral Gables Zoning Code. Code Enforcement Officer Comments: Car port is enclosed illegally. 5-1409 (B) Garage is enclosed illegally. Wood fence installed in the rear. 5-2401; White trellis on front elevation installed without approval and permits. Maintaining a storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. REMEDY: One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required. If a garage is provided for off-street, the garage must be maintained in an operable condition. Wood fence requires removal. White trellis on the front elevation must be approved and permitted or removed. Any storage shed made of unapproved material or which has been installed without approval permits must be removed.

The Board assessed the \$108.75 administrative costs. You were given until January 18, 2021, to comply or a fine of \$150.00 per day would be imposed for each day the violations continued to exist beyond that date. You did not fully comply by the time specified.

Pursuant to Sections 101-107(c) or 101-140(b) of the City of Coral Gables Code of Ordinances, a certified copy of the order imposing the fine and/or requiring the payment of administrative and investigative costs may be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the following described property and against any other real or personal property owned by the violator:

Lots 15, Block 230, Coral Gables Riviera Sec Part 12, a subdivision according to the Plat thereof, recorded in Plat Book 28, at Page 35, of the public records of Miami-Dade County, Florida, bearing folio number 03-4129-032-0360.

DATED at Coral Gables, Miami-Dade County, Florida on this 17th day of March, 2021.

BY: 
IVONNE CUTIE, CLERK
CODE ENFORCEMENT BOARD
427 BILTMORE WAY, SUITE 100

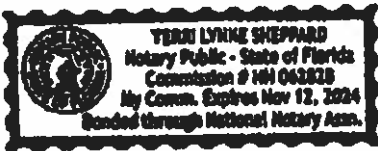
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared IVONNE CUTIE, who after being duly sworn under oath deposes and states that she is the Clerk of the Code Enforcement Board for the City of Coral Gables and has executed the foregoing Lien with due authority from said Board and the facts contained there are true and correct.

Sworn to or affirmed, and subscribed before me this 17 day of march, in the year 2021, by Ivonne Cutie who is personally known to me or has produced _____ as identification.

My commission expires:



Terri Sheppard
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Gustavo J. Ceballos
CRISTINA M. SUÁREZ,
DEPUTY CITY ATTORNEY AND
CITY PROSECUTOR, OR
GUSTAVO J. CEBALLOS,
ASSISTANT CITY ATTORNEY



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

The City of Coral Gables

-vs-

7038 3090 0001 8299 7305

11/18/2020

BARBARA GARCIA
6913 TALAVERA ST
MIAMI FL 331463837

Case #: CE285183-032119

Address of Violation(s):
6913 TALAVERA ST

CE285183

Folio #: 0341290320360

This cause having come before the Code Enforcement Board for Hearing on 11/18/2020, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

Violations:

- 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.
- Zoning Code - Article 5, section 5-111. Maintaining a storage shed made of unapproved material and/or installed without a permit.
- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.
- Violation of Coral Gables Zoning Code.
- Car port is enclosed illegally. 5-1409 (B)
- Garage is enclosed illegally.
- Wood fence installed in the rear. 5-2401 (removed)
- White trellis on front elevation installed without approval and permits. (removed)
- Maintaining a storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (removed)

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

1. Respondent(s) shall pay administrative costs of \$108.75
2. The respondent(s) shall correct the violations(s).

3. Comply by 1/18/2021 (60 days of Board's Hearing), by converting carport.

4. Comply by 2/18/2021 (90 days of Board's Hearing), by submitting for permit and legalizing violation.

5. If violation(s) are not corrected by dates specified, a fine of \$150.00 will be imposed for each day thereafter if the violation continues to exist.

6. Monthly status reports to be provided to the Code Enforcement Board beginning on 1/20/2021.

Upon complying, the Respondent(s) must notify Code Enforcement Officer Gerardo Roman, 305 569-1821/
groman@coralgables.com, who will inspect the property and verify either compliance or non-compliance.

8128630


Ivonne Cuba, Clerk
Code Enforcement Board

