



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE273981-112917

3/5/2019

Amended Notice of Violation

William I & Adriana R Muinos
4804 Biltmore Dr
CORAL GABLES FL 33146

Folio #: 0341070200081

Dear Property Owner and/or Occupant:

This letter constitutes a notice that violations exists on the premises at **910 CAPRI ST**, Coral Gables, FL.

The following violations were found:

1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;
2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property;
3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit;
4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; and
5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

The following steps should be taken to correct the violation:

1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property;
2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property;
3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings;
4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; and
5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

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 **4/4/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected 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

CORAL GABLES
Coral Gables
Public Health
Preservation Board
No: LHD 2017-017
2019, 4:00 p.m., Cit
hist@coralgables.com

12:47 PM