



# 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  
Dade County, Florida

3/2/2021

### Summons to Appear

The City of Coral Gables

vs

**BARBARA GARCIA**  
**6913 TALAVERA ST**  
**MIAMI FL 331463837**

Case #: CE285183-032119

7018 3090 0001 8299 6681

Folio #: 0341290320360

# CE285183

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

6913 TALAVERA ST PB 28-35  
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:

**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)**

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

**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.

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 **3/17/2021** at 8:30 am

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or call:

Tel: 305-461-6769

Meeting ID:

589 262 6316

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 **3/17/2021** a las 8:30 a.m.

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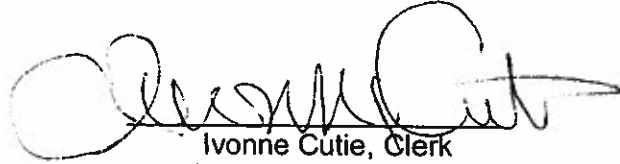
Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

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:**

- o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y
- o La propiedad ya no será elegible para una exención de impuestos por preservación histórica.

A handwritten signature in black ink, appearing to read 'Ivonne Cutie', written over a horizontal line.

Ivonne Cutie, Clerk  
Code Enforcement Board

**Gerardo Roman**  
Code Enforcement Officer  
**305 569-1838**  
[groman@coralgables.com](mailto:groman@coralgables.com)

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, March 17, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference.

An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.