



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

8/19/2021

Summons to Appear

The City of Coral Gables

Case #: CE285183-032119

vs

BARBARA GARCIA
6913 TALAVERA ST
MIAMI FL 331463837

91 7108 2133 3932 5968 2732

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 **9/15/2021** 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.**



Ivonne Cutie, Clerk
Code Enforcement Board

Gerardo Roman
Code Enforcement Officer
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groman@coralgables.com