

Call 3.23.22



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Billmore Way, Suite 100

CE 308565

Case #: CE308565-032322

03/23/2022

VTD
Code Enforcement Violation Warning (MIN)(SBS)

1245 7 MARIPOSA LLC
605 LOTUSS LN
SARASOTA FL 34242

1245 MARIPOSA AVE

Folio #: 03-4130-018-0430

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at 1245 MARIPOSA AVE, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- City Code - Chapter 105. Minimum Housing.

All storage areas shall be enclosed on all sides with a solid or louvered masonry wall not less than 6 feet in height: City Code Section 5-1803. Remedy by: Comply with section 5-1803 of the City Code.

Code Enforcement Officer Comments: DIRTY WALLS, STAIRS MISSING SOD ON PROPERTY, STORING MATERIALS IN BACK OF PROPERTY (BOATS, CHAIRS, MOTORCYCLES, ETC)

The following steps should be taken to correct the violation:

Remedy: **MUST COMPLY WITH ALL VIOLATIONS.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 4/23/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 4/23/2022, a Notice of Violation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

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.