

Affidavit of Posting

Complaint/Case #: NOVI-24-06-8053

Title of Document Posted: SUMMONS TO APPEAR

I, THOMAS VAZQUEZ, DO HEREBY SWEAR/AFFIRM THAT THE
AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS
OF 118 SARTO AVE., ON 8/22/24 AT 5:43 PM.



SIGNATURE OF OFFICER

STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 30 day of August, in the year
2024, by Thomas Vazquez who is personally known to me or has produced
_____ as identification.

My Commission Expires:



ANTOINE LOAR
Commission # HH 142742
Expires June 26, 2025
Bonded Thru Budget Notary Services

Notary Public



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

91 7108 2133 3932 5947 5372

Summons to Appear



Need to search or
appeal your citation?

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

August 13, 2024

Case #: NOVI-24-06-8053

Folio: 0341170071280

The City of Coral Gables
vs

Z PAOLA GUERRERO TRS
9900 SW 107 AVE STE 101
MIAMI, FL 33176

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

118 SARTO AVE

are in violation of the following sections of the City Code of the City of Coral Gables:

Section 2-101 - Single-Family Residential (SFR) District.

Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.

The following steps should be taken to correct the violation:

Remedy: Comply with Zoning Code Section 2-101(a) - residential living unit must not be occupied by more than 3 unrelated individuals.

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 9/18/2024 at 08:30 AM in the Commission Chambers, located on the second floor of: