

Dec 1, 2021 at 5:04:41 PM
3665 Toledo S
Coral Gables FL 3313



12/1/21
CE305842
CITY OF CORAL GABLES
Notice of Violation

12/1/21

CE305842



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

12/01/2021

Case #: CE305842-102521

Notice of Violation

GARY S COHN
3701 TOLEDO STREET
CORAL GABLES FL 33134

Folio #: 0341180051040

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 3701 TOLEDO ST, Coral Gables, FL.

The violation(s) found was:

Violations:

- **City Code - Chapter 105. Minimum Housing.**
Maintaining a wall, shrub, or hedge over (30) inches in height within the triangle of visibility, which is prohibited: Zoning Code - Article 5, section 5-1406. Remedy by: Maintaining walls, shrubs, and hedges at or below (30) inches.

Code Enforcement Officer Comments: Maintaining hedge over (30) inches in height within the triangle of visibility, which prohibited. Sidewalk abutting property is dirty.

The following steps should be taken to correct the violation:

Remedy: Must maintain walls, shrubs, and hedges at or below (30) inches, within the triangle of visibility. Must pressure wash/clean sidewalk abutting property.

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 12/31/2021 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 scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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: