



# 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

02/28/2023

9489 0090 0027 6516 4774 62

## Summons to Appear

The City of Coral Gables

Case #: NOVI-22-08-1194

vs

CARLOS R. FERNANDEZ BLANCO AND  
OLGA PALMER  
C/O FERNANDO S. ARAN, ESQ  
ARAN CORREA & GUARCH, P.A.  
2100 SALZEDO STREET, SUITE 303  
CORAL GABLES, FLORIDA 33134

Folio #: 03-4105-050-2191

You, as the owner of the premises at:

51 VERAGUA AVE, Coral Gables, FL 33134-1850

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.&#x0D;  
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.&#x0D;  
&#x0D;  
(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof in disrepair, clear tarp placed on roof.

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

Clear tarp must be removed / roof must be watertight - obtain permit if more than a square is required if tarp is to remain while in application process.

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 3/15/2023 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.**

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 **3/15/2023** a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134**

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

  
Terri Sheppard, Acting Clerk  
Code Enforcement Board

**Brayan Selva Castillo**  
Code Enforcement Officer  
**786-385-5140**  
**bselva@coralgables.com**