



08 Apr  
08:35

FL, Coral Gables, Central Gables, Zamora Av



OFFICIAL LABEL  
CERAMIC  
131  
ZAMORA

131  
ZAMORA





Tue, Sep 10 11:22:11

FL, Coral Gables, Central Gables, Zamora Av



Notice  
131 Zamora

131  
ZAMORA





Tue, Sep 10 10:22:11



FL, Coral Gables, Central Gables, Zamora Ave

288393



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

Case #: CE288393-091019

09/10/2019

### Code Enforcement Violation Warning

3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI FL 331554518

131 Zamora

Folio #: 0341080094030

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 131 ZAMORA 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, section 105-26, F.B.C. - section 105.1. Work done without a permit.

**Code Enforcement Officer Comments: Window replacement without a permit, apartment doors replaced without a permit, interior renovations done without a permit.**

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

**Remedy: Must obtain all necessary permits and inspection.**

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 10/11/2019 to determine if corrective measures have been completed. If corrective measures have not been completed by 10/11/2019, 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.

Coral Gables ha merecido el título de "La Ciudad Bella" gracias a la ayuda de los residentes. Se





31 Jan 2020 02:00



FL, Coral Gables, Central Gables, Zamora Ave

288393



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

01/31/2020

Case #: CE288393-091019

### Notice of Violation

3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI FL 331554518

Folio #: 0341080094030

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 131 ZAMORA AVE, Coral Gables, FL.

The violation(s) found was:

**Violations:**

- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

**Code Enforcement Officer Comments: Window replacement without a permit, apartment doors replaced without a permit, interior renovations done without a permit.**

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

**Remedy: Must obtain all necessary permits and inspection.**

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 3/1/2020 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:
  - 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.



08 Apr 2021  
08:34:55 AM



FL, CITY OF CORAL GABLES, Central Gables, Zamora Ave

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

04/07/2021

91 7108 2133 3932 7045 8668

**Summons to Appear**

The City of Coral Gables  
vs  
3 MARTINEZ PARTNERS LLC  
4746 SW 72 AVE  
MIAMI FL 331554518

Case #: CE288393-091019

**CE288393**

Folio #: 0341080094030

You, as the Owner and/or Occupant of the premises at:  
131 ZAMORA AVE CORAL GABLES DOUGLAS SEC  
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:

- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.
- Window replacement without a permit, apartment doors replaced without a permit, interior renovations done without a permit.

The following steps should be taken to correct the violation:

**Remedy:** Must obtain all necessary permits and inspection.

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 4/21/2021 at 8:30 am

Join Zoom Meeting  
<https://zoom.us/j/5892626316>

Or Call:

Tel: 305-461-6769

Meeting ID:

589 262 6316

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: