



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

05/24/2021

Case #: CE302746-052421

Notice of Violation

**CORNELIA C HAMM LE
121 FLORIDA AVE
MIAMI FL 33133**

Folio #: 0341200061130

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **121 FLORIDA AVE,** Coral Gables, FL.

The violation(s) found was:

Violations:

- **Violation of Coral Gables City Code.
Violation of Coral Gables Zoning Code.**

Code Enforcement Officer Comments: 1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons on the Property.

2. Sections 227, 248, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the historic single-family home: Failure to maintain the Structure by allowing: peeling and chipping paint on the exterior walls and front steps and porch, roof leaks, dirty walkways; boarded up windows; deteriorated wooden siding; deteriorated rafter tails.

3. Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the accessory structure; a picket fence and gate: Failure to maintain accessory structures by allowing them to fall into disrepair.

4. Sections 219, 227, 316, 340, 341, and 345 of Chapter 105, Minimum Housing Code, of the City Code and Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code regarding work without a permit, to wit: replacement of front and rear doors; replacement of jalousie windows with plywood board; installation two wall unit air conditioners and electrical conduits; installation of plumbing and electrical connections for washer and dryer; roof repair, including, but not limited to new drip edge; installation of natural gas tank; installation of security lights; and installation of new electrical panel.

5. Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or façade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or

weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

The following steps should be taken to correct the violation:

- Remedy:**
- 1. Remove all trash and debris from the Property.**
 - 2. Apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and all required development approvals, including, but not limited to, building permits, for the repairs.**
 - 3. Apply for, obtain, and pass final inspection on color pallet approval to paint the accessory structures and all required development approvals, including, but not limited to, building permits, for the repairs.**
 - 4. Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.**
 - 5. Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic Structure.**

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 **7/24/2021** 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:**
 - 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.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **7/24/2021** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

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

Adolfo Garcia
Code Enforcement Officer
305 569-1829
agarcia2@coralgables.com