



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

09/13/2018

Case #: CE280409-091318

Notice of Violation

GABLES PARK TOWER CONDOMINIUM ASSOCIATION INC.
c/o STEVE J. LACHTERMAN, P. A. (REGISTERED AGENT)
2655 LEJEUNE ROAD PH 1-H
CORAL GABLES, FL 33134

Folio #: 03-4117-047-0001

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **357 ALMERIA AVE**, Coral Gables, FL. The violation(s) found was:

- **City Code - Chapter 105. Minimum Housing.**

Code Enforcement Officer Comments: Failure to maintain the building water tight. Tenants are having water intrusion problems in their units due to water penetrating the exterior walls of the building. Engineer's report attached indicating as such.

The following steps should be taken to correct the violation:

Remedy: Must make necessary repairs to exterior of building to remediate water intrusions and pooling of water throughout decks around the building.

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 **10/13/2018** 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 presented to 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.

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 **10/13/2018** 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.

Carlos Correa
Code Enforcement Officer
305 569-1823
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