



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100

9/13/2022 11:06:31 AM

Case #:NOVI-22-04-0241

## Notice of Violation

**LEMANO INVESTMENTS LLC**

**1900 N BAYSHORE DR 1A STE 120**

**MIAMI, FL 33132**

Folio #: 0341200061350

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

113 FROW AVE, Coral Gables, FL 33133-0000

The violation(s) found was:

### **Stairs, porches and railings**

**Plumbing fixtures connected to sewer lines - Sec. 105-249. - Stairs, porches and railings.&#x0D;  
The stairs, porches and railings affixed to the exterior of every structure used for human habitation shall be kept in good repair and structurally sound. They shall be free from holes and serious cracks, and shall be capable of supporting imposed loads.&#x0D;  
(Code 1958, § 16A-25; Code 1991, § 12-167; Code 2006, § 105-278; Ord. No. 1142, § 3.2, 7-14-1959)**

**Sec. 105-314. - Plumbing fixtures connected to sewer lines.&#x0D;  
All plumbing fixtures installed within a structure used for human habitation shall be connected to sewer lines that discharge into a public sewerage system or other approved means of disposal. Private sewerage systems shall be connected and repairs or additions made in accordance with the applicable regulations of the city.&#x0D;  
(Code 1958, § 16A-42; Code 1991, § 12-146; Code 2006, § 105-243; Ord. No. 1142, § 5.4, 7-14-1959)**

**Code Enforcement Officer Comments: Raw sewage draining on property due to broken piping. Broken glass , wooden railings, and trash all over property.**

**Raw sewage draining on property due to broken piping. Broken glass , wooden railings, and trash all over property.**

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

**Must obtain approval and permit for repairs.  
Must replace/ repair glass, wooden railings and keep property free of litter at all times.**

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305-569-1821

groman@coralgables.com

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 5/29/2022 to determine if corrective measures have been completed. If the violation(s) has not been completed 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. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or [scabrera@coralgables.com](mailto:scabrera@coralgables.com) or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or [dramirez@coralgables.com](mailto:dramirez@coralgables.com).

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