



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

05/09/2021

Case #: CE302367-050921

## Amended Notice of Violation

**ALEX REDONDO & JULIANNA CASTRO**

**1245 NE 85 ST**

**MIAMI, FL 33138**

Folio #: 0341180050070

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **3411 GRANADA BLVD**, Coral Gables, FL.

The violation(s) found was:

### Violations:

- **City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.**  
**City Code - Chapter 105. Minimum Housing.**  
**Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.**

### Code Enforcement Officer Comments:

1. **Section 34-55 of the City Code, to wit: by failing to consistently maintain lot by allowing overgrown hedges and grass and weeds on the patio and dead vegetation (leaves and palm fronds) on the Property and swale and by allowing water in the swimming pool and pond in the rear yard to become stagnant**
2. **Sections 34-202 and 34-203 of the City Code, to wit; by failing to register the Property as vacant and provide updated registration information, and by failing to maintain the Property, as set forth herein.**
3. **Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: by allowing a dirty and broken accessory structure (fountain) that is full of dead vegetation (leaves) in the front yard**
4. **Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: by allowing the Structure's roof, driveway, patio, and walls to become dirty and portions of the walls to lack any paint.**
5. **Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: by allowing the building permit for renovation of Structure [permit # BL-17-03-1081 for the roof and BL 17-06-1622 for the renovations ("Permits")] to expire on 05-27-18 and 12-09-18, respectively).**
6. **Sections 3-207(D) of the City Zoning Code, to wit: by failing to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits and all subpermits for the Structure, which were issued on 3-7-17 for the roof and 8-7-17 for the renovations, and which expired as set forth above.**

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

**Remedy:**

- 1. Consistently mow grass and trim hedges and remove weeds and dead vegetation from Property and swale and drain and cover or clean swimming pool and pond in rear yard.**
- 2. Register the property on <https://prochamps.com> and provide all information missing from the Property registration and maintain the Property, as set forth herein.**
- 3. Clean and repair fountain and remove all dead vegetation.**
- 4. Clean roof, driveway, patio, and walls and pass final inspection on color pallet approval/permit to paint Structure, as required.**
- 5. Apply to re-open and pass final inspection on all required permits to complete the Structure. Pass final inspection on all required permits to complete the 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 **6/9/2021** 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:**

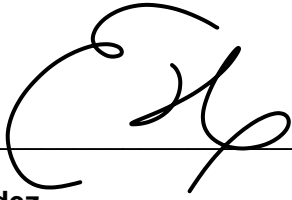
- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
  - **the City Code requires that you replace the structure 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 **6/9/2021** 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.



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**Ernesto Bermudez**  
Code Enforcement Officer  
**305 569-1823**  
[ebermudez1@coralgables.com](mailto:ebermudez1@coralgables.com)