



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

11/30/2022 11:02:12 AM

Case #:NOVI-22-10-1448

Notice of Violation

PRESTON W SPRUANCE

4001 RED RD

CORAL GABLES, FL 33155

Folio #: 0341190010002

Dear Property Owner and/or Occupant:

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

4001 RED RD, Coral Gables, FL 33155---5317

The violation(s) found was:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.

(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

Code Enforcement Officer Comments: Roof, walls, driveway, perimeter wall, walkways are dirty. Broken planter by front door.

The following steps should be taken to correct the violation:

Must wash roof, walls, driveway, perimeter wall. Must repair damaged planter. Paint where needed. Must obtain all permits and approvals to complete work.

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 12/30/2022 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 or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

305-460-5388

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