



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

Notice of Violation

Case # NOVI-25-02-8563
Foto #: 0341070186980

August 6, 2025

TAMARA A. MCKELOWN
910 LISBON ST.
CORAL GABLES, FL 33134-2240

Dear Property Owner and/or Occupant:

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

910 LISBON ST. Coral Gables, FL 33134-2240

The violation(s) found was:

Floors, walls, ceilings and roofs - Sec. 165-271. Floors, walls, ceilings and roofs & A.O.D.: floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound and maintained in a safe condition. They shall not be free from cracks, breaks, loose planks or other conditions so serious as to endanger the safety of occupants or to lessen the attractiveness of the premises set forth.

(Code 2006, § 16A-36; Code 1991, § 12-78; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 7-28-2013)

Code Enforcement Officer Comments: Property in need of maintenance, including but not limited to, walkway, eaves and screened porch door in disrepair, and roof dirty/discolored.

The following steps should be taken to correct the violation:

Must clean and maintain property. Must apply, obtain, and final any permit(s) necessary.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Immediate attention to correcting the violation(s) listed above is required.

The City Enforcement Division will re-inspect the property on 07/07/25 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 referred to the City Enforcement Board for possible action. You will have the opportunity to explain to the City Enforcement Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for up to \$1,000 per day the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134

B.Silva
Brayan Silvia Castillo

786-897-2574
bsilva@coralgables.com

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

Notice of Violation

Case # NOVI-25-02-8665
Foto #: 0341070186980

August 8, 2025

TAMARA A. MCKELOWN
910 LISBON ST.
CORAL GABLES, FL 33134-2240

Dear Property Owner and/or Occupant:

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

910 LISBON ST. Coral Gables, FL 33134-2240

The violation(s) found was:

Maintenance Requirements Sec. 34-202(c)-1. Sec. 34-203 - Maintenance requirements. Applicable to all land areas, including landscapes, that shall be maintained in accordance with the applicable laws and regulations, including landscape, but not be limited to, trees, grass, ground covers, shrubs, hedges or evergreen plantings, decorative stone, bark or artificial turf, or sod, shall include weeds, grass, residential installations, decorative or ornamental material (e.g. landscape rock), trees, shrubs, flowers, vines, concrete or asphalt, irrigation, cutting and mowing of required ground cover, and removal of debris to: watering, irrigation, and dead vegetation.

(Code 2006, § 34-192; Ord. No. 201-07, § 203-56, 7-27-2001; Ord. No. 2019-20, § 2, 5-12-2018)

Code Enforcement Officer Comments: Missing ground cover throughout private property and city right-of-way.

The following steps should be taken to correct the violation:

Comply with City Code section 34-203 Section (c)-1. Must install appropriate ground cover on private property and city right of way.

The regulation referred 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) stated above is required.

The City Enforcement Division will re-inspect the property on 07/07/25 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 referred to the City Enforcement Board for possible action. At that time, you will have the opportunity to explain to the City Enforcement Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for up to \$1,000 per day the violation continues.

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8/8/25, 3:25 PM