



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

09-09-2020

Summons to Appear

The City of Coral Gables
vs

Case #: CE281494-102618

Suzzane Luna and Norma de la Torre
1222 Wallace Street
CORAL GABLES FL 33134

7019 2280 0000 5875 5179

Folio #: 0341070141401

You, as the Owner and/or Occupant of the premises at:

1109 ASTURIA AVE LOT 13 BLK 12
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

City Code - Chapter 105. Minimum Housing.

Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

The following steps should be taken to correct the violation:

Remedy: Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing, and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear Virtually via zoom before the Code Enforcement Board for a hearing on 09/23/2020 at 8:30 am.

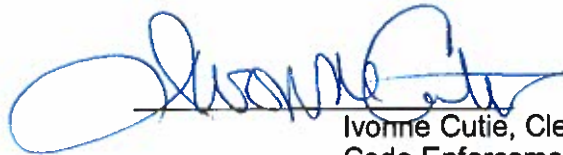
1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 589 262 6316
4. Click "Join"

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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.**



Ivonne Cutie, Clerk
Code Enforcement Board

Terri Sheppard
Code Enforcement Field Supervisor
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tsheppard@coralgables.com