



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

07/17/2019

Case #: CE280038-082718

Notice of Violation

7018 0360 0001 7669 5885

Folio #: 0341170070240

**MELVIN PEREZ DANIELLE BOWMAN
103 ROMANO AVE
CORAL GABLES FL 331347241**

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **103 ROMANO AVE,** Coral Gables, FL.

The violation(s) found was:

Violations:

- **City Code - Chapter 105. Minimum Housing.**
All storage areas shall be enclosed on all sides with a solid or louvered masonry wall not less than 6 feet in height: City Code Section 5-1803. Remedy by: Comply with section 5-1803 of the City Code.
City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: Blocking up opening at side of garage, garage door has been replaced with wood (no functioning garage door), wood structure at rear of property, wing wall is damaged and part is missing, walls and awnings are dirty and discolored, & storing of items at side of home.

The following steps should be taken to correct the violation:

Remedy: Must obtain permits and clean awnings, clean and paint walls, walkways and driveways. Obtain building permit for demolition of wood structure, blocking up door at side of garage, new garage door, and repair/replacement of wing wall at west side. Must also relocate all items being stored outside of home to garage, obtain permit for storage enclosure, or remove from property.

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 **8/19/2019** 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.**

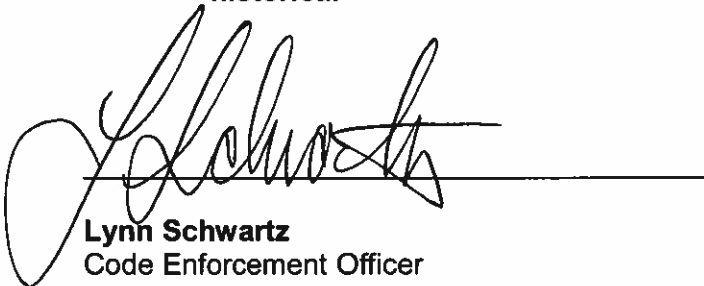
Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **8/19/2019** 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:**
 - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
 - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**



Lynn Schwartz
Code Enforcement Officer
305 569-1823
lschwartz@coralgables.com