



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

10/25/2019

Case #: CE289402

Code Enforcement Violation Warning

PABLO E CANALS LE REM MATILDE M CANALS

1320 LUGO AVE

CORAL GABLES FL 33156

Folio #: 0351180070040

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at 1320 LUGO AVE, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- City Code – Chapter 105. Minimum Housing.
- City Code – Chapter 105-220. Freedom from rubbish
- Zoning Code - Article 5, section 5-108. Maintaining a swimming pool, which does not have a proper protective enclosure. Unless pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height

Code Enforcement Officer Comments: Roof, fascia, walls/stone accents, driveway, walkway, pool deck are dirty, discolored, peeling or in need of paint. Eaves are unfinished and/or missing. Exposed trusses are in disrepair or damaged by wood rot. Deco shutters and stone wall/columns accents are in disrepair. Compromised pool protection, fence/gate is damaged and/or missing. Pool water is stagnant. Dead and/or decaying tree stump maintained on premises.

The following steps should be taken to correct the violation:

Remedy: Must correct all matters noted above. Obtain any necessary approvals and permit needed prior to commencing work.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 11/25/2019 to determine if corrective measures have been completed. If corrective measures have not been completed by 11/25/2019, a Notice of Violation will be issued.

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.

(over)

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.**

Coral Gables ha merecido el título de “La Ciudad Bella” gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **11/25/2019** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **11/25/2019**, se emitirá un Aviso de Infracción.

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.**



Adolfo Garcia
Code Enforcement Officer
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