



**CITY OF CORAL GABLES**  
**Code Enforcement Board**  
**Order on Notice of Intent to Lien**

The City of Coral Gables

7018 3090 0001 8299 6599

2-25-21

-vs-

**SUZANNE LUNA and  
NORMA DE LA TORRE  
1222 WALLACE ST  
CORAL GABLES FL 33134-2486**

**Case #: CE281494-102618**

**Address of Violation(s):**

**1109 ASTURIA AVE**

**Folio #: 03-4107-014-1401**

This cause having come before the Code Enforcement Board ("Board") for Hearing on 1-20-21, on a Notice of Intent to Lien ("Notice") and based on the evidence presented, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

**FINDINGS OF FACT**

1. The City properly served the Notice on the Respondent(s), regarding the property at **1109 ASTURIA AVE**, bearing the above Miami-Dade County Property Appraiser folio number and legally described as:  
**Lot 13, Block 12, of CORAL GABLES SECTION "C", according to the plat thereof as recorded in Plat Book 8, Page 26, Public Records of Miami Dade County, Florida ("Property").**
2. On 2-21-19, the Board entered an Enforcement Order ("Prior Order") ordering the Respondent(s) to correct the following violations:
  - a. 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.
  - b. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property.
  - c. 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.
  - d. 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.
  - e. 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.
3. The Notice alleges non-compliance with the Board's prior Enforcement Order.
4. To date, the Respondent(s) has(have) not taken the required action to correct all of the violation(s) set forth in the Prior Order.

**CONCLUSIONS OF LAW**

It is the **Order** of this Board, based upon the foregoing:

5. The Respondent(s) shall pay administrative costs of **\$108.75** for the hearing on the Notice.
6. The Respondent(s) shall correct the violation(s) and shall pay a fine of **\$150.00** for each day that the violation(s) continue to exist past 160 days from the date of the hearing on 1-20-21. This Order retroactively extends the deadline in the Board's Prior Order, so that no fines are due under the Prior Order.
7. If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Miami-Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) must notify Code Enforcement Officer Lynn Schwartz – 305-460-5273, [lschwartz@coralgables.com](mailto:lschwartz@coralgables.com), who will inspect the Property and verify either compliance or non-compliance.



Ivonne Cutie, Clerk  
Code Enforcement Board