



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

05/24/2021

Case #: CE302746-052421

## Code Enforcement Violation Warning

**CORNELIA C HAMM LE**

**121 FLORIDA AVE**

**MIAMI FL 33133**

**Folio #: 0341200061130**

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 **121 FLORIDA AVE**, Coral Gables, FL.

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

**Violation(s):**

- **Violation of Coral Gables City Code.**  
**Violation of Coral Gables Zoning Code.**

**Code Enforcement Officer Comments:**

- 1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons on the Property.**
- 2. Sections 227, 248, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the historic single-family home: Failure to maintain the Structure by allowing: peeling and chipping paint on the exterior walls and front steps and porch, roof leaks, dirty walkways; boarded up windows; deteriorated wooden siding; deteriorated rafter tails.**
- 3. Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the accessory structure; a picket fence and gate: Failure to maintain accessory structures by allowing them to fall into disrepair.**
- 4. Sections 219, 227, 316, 340, 341, and 345 of Chapter 105, Minimum Housing Code, of the City Code and Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code regarding work without a permit, to wit: replacement of front and rear doors; replacement of jalousie windows with plywood board; installation two wall unit air conditioners and electrical conduits; installation of plumbing and electrical connections for washer and dryer; roof repair, including, but not limited to new drip edge; installation of natural gas tank; installation of security lights; and installation of new electrical panel.**
- 5. Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or façade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight.**

**The following steps should be taken to correct the violation:**

- Remedy: 1. Remove all trash and debris from the Property.**
- 2. Apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and all required development approvals, including, but not limited to, building permits, for the repairs.**
- 3. Apply for, obtain, and pass final inspection on color pallet approval to paint the accessory structures and all required development approvals, including, but not limited to, building permits, for the repairs.**
- 4. Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.**
- 5. Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic Structure.**

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 **6/24/2021** to determine if corrective measures have been completed. If corrective measures have not been completed by **6/24/2021**, 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.

**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 **6/24/2021** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **6/24/2021**, 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:**

- o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
- o La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

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**Adolfo Garcia**

Code Enforcement Officer

**305 569-1829**

**agarcia2@coralgables.com**