

May 24, 2021 at 6:30:33 PM
121 Florida Ave
Coral Gables FL 33133
United States



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

5/24/21

05/24/2021

Case #: CE302746-052421

Notice of Violation

CE302746

CORNELIA C. HAMM, LE
REM KERIC L. HOLMES
121 FLORIDA AVE
MIAMI, FL 33133

Folio #: 0341200061130

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 121 FLORIDA AVE, Coral Gables, FL.

The violations found were:

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.