



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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Notice of Violation

August 13, 2025

Case #:NOVI-25-08-11352

BARBARA SAENZ
PO BOX 144963
CORAL GABLES, FL 33114

Folio #: 0341080013720

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

638 ALHAMBRA CIR, Coral Gables, FL 33134---3705

The violation(s) found was:

Registration of abandoned real property - Sec. 34-202. - Registration of abandoned real property.
(a)Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall register the property and indicate whether the property is vacant or occupied.
For additional information please refer to Chapter 34, Article VII, Sec. 34-202

https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTIICOOR_CH34NU_ARTVIIABREPR_S34-202REABREPR

(Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments: The property is vacant and has a code violation (See NOVI-25-05-10304) and must be registered as abandoned property.

The following steps should be taken to correct the violation:

Register property on City's Abandoned Property registry on City approved form, attached. An electronic version of the form is available upon request.

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 9/13/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Young, Kesi
305-561-1012

kyoung@coralgables.com