



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

08/16/2017

Case #: CE272579-081617

## Code Enforcement Violation Warning

**Carolina Teresa Medina**

**1106 TANGIER ST  
CORAL GABLES FL 33134 USA**

**Folio #: 0341070060130**

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 **1106 TANGIER ST**, 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, section 105-23, F.B.C. - section 105.1. Work done without a permit.**  
**Violation of Coral Gables Zoning Code: ZC5-1104**

**Code Enforcement Officer Comments: Performed interior and exterior alterations and installations without approval and permits.**

**I.E. Garage Enclosure converted into room ZC5-1409, Exterior door and door step, brick pavers, Door panel covering garage elevation, wooden and chicken wire fence/gate installed, portable A/C and tank less water heater installed. Windows on property in need of screening and parking ribbons are discolored and in disrepair and failure to maintain grass in front of property.**

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

**Remedy: Must obtain approval and permits for interior and exterior alterations and installations which may include demo, electrical and plumbing. Must install window screens, clean and repair parking ribbons. Must obtain permit for the repair if necessary. Must place sod in front of property.**

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 **9/16/2017** to determine if corrective measures have been completed. If corrective measures have not been completed by **9/16/2017**, 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.

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 **9/16/2017** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **9/16/2017**, 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.

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**Clifford Franquiz**

Code Enforcement Officer

**(305) 460-5273**

**[cfranquiz@coralgables.com](mailto:cfranquiz@coralgables.com)**