



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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appeal your citation?

Notice of Violation

June 3, 2024

Case #:NOVI-24-06-8053

**Z PAOLA GUERRERO TRS
9900 SW 107 AVE STE 101
MIAMI, FL 33176**

Folio #: 0341170071280

Dear Property Owner and/or Occupant:

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

118 SARTO AVE, Coral Gables, FL 33134---7248

The violation(s) found was:

Single-Family Residential (SFR) District(a) - STR - Section 2-101 - Single-Family Residential (SFR) District.

Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.

Code Enforcement Officer Comments: Residential living unit occupied by more than 3 unrelated individuals (i.e. boarding/rooming house).

The following steps should be taken to correct the violation:

Comply with Zoning Code Section 2-101(a) - residential living unit must not be occupied by more than 3 unrelated individuals.

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 7/1/2024 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.

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



Vazquez, Thomas

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