

Feb 15, 2022 at 5:02:45 PM
4629-4671 Ponce de Leon Blvd
Coral Gables FL 33146

434 Loretto

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

02/15/2022 Case #: CE308212-021522

Code Enforcement Violation Warning

PATRICK DUQUENNE ANA CARDONA
434 LORETTO AVE
CORAL GABLES FL 33146 Folio #: 03-4120-023-0090

CE308212

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 434 LORETTO AVE, Coral Gables, FL.

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

Violation(s)

- Zoning Code - Article 3, section 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.

Code Enforcement Officer Comments: Installed white metal picket fence at rear of property without a permit. Installed artificial turf on west side of driveway without a permit.

The following steps should be taken to correct the violation:

Remedy: Must obtain all approvals and permits for work completed.

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 3/15/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/15/2022, 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:

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CITY OF CORAL GABLES
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Lot/Swale Clearing Notice

PATRICK DUQUENNE ANA CARDONA
434 LORETTO AVE
CORAL GABLES FL 33146

Our records indicate you to be the owner(s) of the following property in the City of Coral Gables:

Address: 434 LORETTO AVE Folio #: 03-4120-023-0090

An inspection of this property discloses it to be in such condition as to be in violation of City Code 34-21 and/or City Code 62-131 of the City of Coral Gables by:

MAINTAINING A LOT WHICH IS IN VIOLATION OF SECTION 34-21 OF THE CITY CODE AND/OR MAINTAINING A SWALE AREA IN VIOLATION OF CHAPTER 62-131 OF THE CITY CODE. The Code of the City provides that it is prohibited to allow this condition(s) to continue.

Dead vegetation and weeds encroaching alleyway.

The following steps should be taken to correct the violation:

Remedy: Must keep property abutting alleyway grass and weeds cut and clear of debris and trash at all times.

Due to the threat of the Zika Virus and efforts being made to prevent the spread of the virus, the code enforcement process has been expedited. This letter is your official notification to remedy the above listed condition and cure the violation of the Code of the City of Coral Gables within five (5) calendar days from the date of this letter. If this condition is not cured within the specified time limit, the City will proceed to remedy such condition and the cost of such work will be imposed as a lien upon this property.

*****This notice will be the only notice given to you in a period of one year from this date. Any other violations occurring under this section shall be remedied by the City without further notice.*****

Debido a la amenaza del virus del Zika y los esfuerzos realizados para prevenir la propagación del virus, nuestro proceso del cumplimiento del código se ha acelerado. Esta carta es su notificación oficial para remediar la condición mencionada arriba y para corregir la violación de esta carta. Si esta condición no es corregida dentro del tiempo límite especificado, la Ciudad procederá a remediar dicha condición y el costo del trabajo será añadido como un gravamen sobre su propiedad.