



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Summons to Appear

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

June 13, 2024

**Case #: NOVI-24-03-5735**

**Folio: 0341070183360**

The City of Coral Gables  
vs

**MARIA CARMEN TORREIRO TR**  
**812 COLUMBUS BLVD**  
**CORAL GABLES, FL 33134-2306**

You, as the Owner and/or Occupant of the premises at:

**812 COLUMBUS BLVD**

are in violation of the following sections of the City Code of the City of Coral Gables:

**Sec. 105-278. - Floors, walls, ceilings and roofs.&#x0D;**  
**Floors, walls, ceilings and roofs of every structure used for human habitation shall be**  
**structurally sound, and maintained in a clean and sanitary condition. They shall be free from**  
**cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of**  
**occupants or to seriously mar the attractiveness of the premises.&#x0D;**  
**&#x0D;**  
**(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959;**  
**Ord. No. 2013-07, § 2, 5-28-2013)**

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

Remedy: PLEASE CLEAN DIRTY ROOF, FACIA BOARD, WALKWAY, AND DRIVEWAY RIBBONS.  
FRONT PLANTER IN NEED OF MANTINANCE (TRIM BACK PLANTS AND CLEAN PLANTER,  
TOUCH UP PAINT IF NEEDED), REPAIR FRONT PORCH AREA (PEELING PAINT AND CRACKS  
VISIBLE) CLEAN ENTRYWAY.

As a result of the above violation(s), a complaint has been filed against you and you are hereby  
commanded to appear before the Code Enforcement Board for a hearing on 6/18/2024 at 08:30 AM in  
the Commission Chambers, located on the second floor of:

**City Hall**  
**405 Biltmore Way**  
**Coral Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard  
in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a  
power of attorney from you at the time of the hearing.

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:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

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

Angelica Lugo

Code Enforcement Officer

[alugo@coralgables.com](mailto:alugo@coralgables.com)

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Code Enforcement Board Clerk