



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

03/22/2019

Case #: CE285183-032119

## Code Enforcement Violation Warning

**BARBARA GARCIA**

**6913 TALAVERA ST**

**MIAMI FL 331463837**

**Folio #: 0341290320360**

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 **6913 TALAVERA ST**, 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.**

**Zoning Code - Article 5, section 5-111. Maintaining a storage shed made of unapproved material and/or installed without a permit.**

**City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.**

**Violation of Coral Gables Zoning Code.**

**Code Enforcement Officer Comments: Car port is enclosed illegally. 5-1409 (B)**

**Garage is enclosed illegally.**

**Wood fence installed in the rear. 5-2401**

**White trellis on front elevation installed without approval and permits.**

**Maintaining a storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard.**

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

**Remedy: One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is garage, carport, or porte-cochere is required.**

**If a garage is provided for off-street, the garage must be maintained in an operable condition.**

**Wood fence requires removal.**

**White trellis on the front elevation must be approved and permitted or removed.**

**Any storage shed made of unapproved material or which has been installed without approval permits must be removed.**

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 **4/21/2019** to determine if corrective measures have been completed. If corrective measures have not been completed by **4/21/2019**, 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:**
  - **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.**

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 **4/21/2019** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **4/21/2019**, 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.



**Amparo Quintana**  
Code Enforcement Officer  
**305 569-1838**  
**aquintana@coralgables.com**