

638 Alhambra Cir  
2/26/2024

Law Office of  
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February 26, 2024

Printed at the Property and  
Sent via First Class Mail and  
via email to [hachana@amtl.com](mailto:hachana@amtl.com)

Ms. Barbara Sarno  
P.O. Box 149803  
Coral Gables, FL 33114-0983

and

Ms. Barbara Sarno  
824 Usual Way  
Coral Gables, FL 33134-0023

Re: Notice of violations and further enforcement action regarding real property located at 638 Alhambra Cir, Coral Gables, FL 33134-0705 ("Property")

Dear Ms. Sarno:

This office represents the City of Coral Gables, Florida ("City"). You are the listed as the owner of the Property in the office of the Property Appraiser and in the Public Records of Miami-Dade County.

As such, the City has brought or is bringing code enforcement actions against you for failure to maintain the Property. In spite of the City's efforts, the Property remains in violation of the City Code and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the list of violations attached to the attached cease and desist letter ("Violation").

You are hereby notified that the City will file a lawsuit or otherwise pursue further enforcement action, which may include any one or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver in the event of the responsible parties' failure to comply with the City's code enforcement and special assessments laws, if any; 3) forfeiture pursuant to applicable law; 4) code enforcement and special assessments liens, if any; 5) forfeiture pursuant to applicable law; 6) the issuance of a code enforcement citation imposing a fine of \$200 per day, as stated in the attached cease and desist letter, pursuant to §§ 2-207, 2-211 and 2-274 of the City Code; or 7) any remedy otherwise provided, as applicable. Please be advised that the City's code enforcement liens attach to all non-residential real and personal property of the violator named in the code enforcement order and that the City will seek to enforce' liens and costs.

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THE CITY OF CORAL GABLES



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Ms. Barbara Sarno  
824 Usual Way  
Coral Gables, FL 33134-0023

Re: Cease and desist document regarding violations of the City Code of the premises located at 638 Alhambra Cir, Coral Gables, FL 33134-0705 ("Property")

Dear Ms. Sarno:

This office represents the City of Coral Gables ("City"). You are hereby notified, as set forth below, that you are in violation of the City Code and other applicable laws for failure to file, register and maintain a vacant single-family residential development/condominium and accessory occupancy (i.e., a swimming pool and spa) lawfully subject to the "Vacant" Use of the Property that have violations of the City Code.

Violations of the City Code

An inspection of the premises and review of City records conducted on or about December 28, 2023, January 1, 2024, January 8, 2024, January 14, 2024, and January 23, 2024, revealed that you committed the violations of the City Code set forth in the attached List of Violations ("Violations").

In order to correct these Violations, you must take the corrective actions described in the attached List of Violations, within seven days of the date of this letter.

Cease and Desist Order

In light of the Violations, we hereby demand payment of \$2,000.00 and \$750.00 for City Code. You are advised that all these above-described violations will be subject to the date of

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Ms. Barbara Sarno  
January 26, 2024  
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List of Violations for 638 Alhambra Cir

Code Section	Description of Violation	Corrective Action Required
Section 3-180(a) of the City Zoning Code of the City Code and Section 230 of Chapter 100, Minimum Housing Requirements of the City Code	Development of Violation: A ladder and extension cord are stored inside the rear yard and are within a storage area permitted under these regulations, which shall be enclosed on all sides with a solid or sprayed masonry wall, not less than six feet in height, with necessary openings.	Remove ladder and extension cord stored inside of a permitted storage area
Section 24-10 of the City Code and Sections 220, 221, and 228 of Chapter 100, Minimum Housing Code of the City Code	Flowering weeds, grass or cuttings to grow above a height of 12 inches or more from the ground, pasturing rubbish, trash, debris, dead trees or other unsightly or unsanitary matter to remain throughout the year from the property and in the yard and a pile of cut branches in the yard and permitting water to accumulate and stand in the swimming pool in such manner to hinder or to make possible the propagation of mosquitoes therein.	Remove the dead palm fronds and trim, clean, and cover the swimming pool to fill the pool with clean water
Sections 34-202 and 34-203 of the City Code	Failure to register and maintain an unoccupied vacant property	Register and maintain the vacant Property, as set forth herein
Sections 260, 261, 262, and 278 of Chapter 100, Minimum Housing Code of the City Code	Failure to maintain the structure by allowing roof, exterior walls, downspout, pool patio, fence, porch, and walkway to become deteriorated or in poor condition; items such as roof tiles, sagging walls are cracked, chipped and peeling paint on windows and doors frames; and damaged door frame	Close roof, exterior walls, downspout, pool patio, fence, porch, and walkway, and apply for, obtain, and give final inspection on extra public approval to paint the structure and building permits for the repairs, as required
Section 8-108 of the City Zoning Code	Existence by neglect of an accessory structure, including, but not limited to, an Unpermitted and decayed trailer or sagged structure, located which	Apply for, obtain, and give final inspection on any necessary permits to remove, repair, and