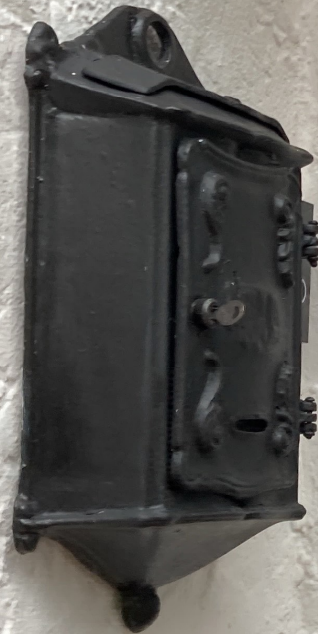


Oct 25, 2021 at 3:45:36 PM
3665 Toledo S
Coral Gables FL 3313



10/25/21 CE 305842
CITY OF CORAL GABLES
3665 TOLEDO ST
Code Enforcement Violation Warning

Dear Sir/Madam:

On 10/25/2021, a Code Enforcement Officer (CEO) conducted a site visit to your property at 3665 Toledo St, Coral Gables, FL 33134. The CEO observed the following violations of the City of Coral Gables Code of Ordinances (CO):

- 1. **Section 22-10.01(1)(a):** The property is not maintained in a neat and clean condition. There is a large amount of debris and clutter on the property.
- 2. **Section 22-10.01(1)(b):** The property is not maintained in a safe condition. There are several tripping hazards on the property.
- 3. **Section 22-10.01(1)(c):** The property is not maintained in a safe condition. There are several safety hazards on the property.

The above violations are considered to be a Code Enforcement Violation. You are hereby notified that you must correct the above violations within 10 business days of the date of this notice. If you fail to do so, the City of Coral Gables may take action to enforce the Code of Ordinances, which may include the issuance of a Stop Work Order, the suspension of your property's occupancy permit, or the initiation of legal proceedings.

If you have any questions regarding this notice, please contact the City of Coral Gables Code Enforcement Department at (305) 461-2200.

Sincerely,
City of Coral Gables Code Enforcement Department

3701 Toledo St

ARTICLE 1 - DEVELOPMENT REGULATIONS

SECTION 1.01 - GENERAL REGULATIONS

1.01.01 - GENERAL REGULATIONS

1.01.02 - ZONING REGULATIONS

1.01.03 - SUBDIVISION REGULATIONS

1.01.04 - PLANNING REGULATIONS

1.01.05 - DESIGN REGULATIONS

1.01.06 - CONSTRUCTION REGULATIONS

1.01.07 - SIGNAGE REGULATIONS

1.01.08 - UTILITIES REGULATIONS

1.01.09 - PUBLIC UTILITIES REGULATIONS

1.01.10 - TRAFFIC REGULATIONS

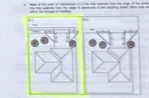
1.01.11 - PARKING REGULATIONS

1.01.12 - LANDSCAPE REGULATIONS

1.01.13 - HISTORIC PRESERVATION REGULATIONS

1.01.14 - ENVIRONMENTAL REGULATIONS

1.01.15 - OTHER REGULATIONS



Oct 25, 2021 at 3:45:34 PM
3665 Toledo S
Coral Gables FL 3313

10/25/21

CE 305842



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

10/25/2021

Case #: CE305842-102521

Code Enforcement Violation Warning

GARY S COHN
3701 TOLEDO STREET
CORAL GABLES FL 33134

Folio #: 0341180051040

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 3701 TOLEDO ST, Coral Gables, FL.

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

Violation(s):

- City Code - Chapter 105. Minimum Housing. Maintaining a wall, shrub, or hedge over (30) inches in height within the triangle of visibility, which is prohibited: Zoning Code - Article 5, section 5-1406. Remedy by: Maintaining walls, shrubs, and hedges at or below (30) inches.

Code Enforcement Officer Comments: Maintaining hedge over (30) inches in height within the triangle of visibility, which prohibited. Sidewalk abutting property is dirty.

The following steps should be taken to correct the violation:

Remedy: Must maintain walls, shrubs, and hedges at or below (30) inches, within the triangle of visibility. Must pressure wash/clean sidewalk abutting property.

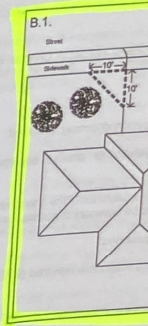
Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 11/25/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 11/25/2021, 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:
 - o the City Code requires that you replace the structure with a similar historically-appropriate structure; and
 - o the property will no longer qualify for an historic preservation tax exemption.



- C. Street intersections. Triangles abutting residential and special...
1. Be a minimum of thirty (30) feet...
 2. Meet at the point of intersection of intersecting streets (curb radi...