



NOTICE  
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G38 Alvin Co



Oct 28, 2021 at 11:38 AM



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

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

10/28/21

10/27/2021

Summons to Appear

The City of Coral Gables  
vs  
BARBARA SAENZ  
P O BOX 144963  
CORAL GABLES FL 33114

Case #: CE303194-060821

91 7108 2133 3932 6526 1457

CE303194

Folio #: 0341080013720

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

638 ALHAMBRA CIR LOT 5 BLK 22  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

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

MIN- Property is in need of maintenance. Walls, roof and front steps are in need of cleaning. Front door and garage door are both in disrepair.  
WWP- Window on 2nd floor East side has been changed without permit.

The following steps should be taken to correct the violation:

Remedy: Clean roof, walls and steps. repair and/or replace front door and garage door with permit.  
Obtain "after the fact" permit for replaced window.

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 11/17/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134

638 Alhambra Cir

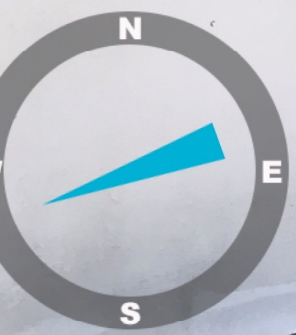
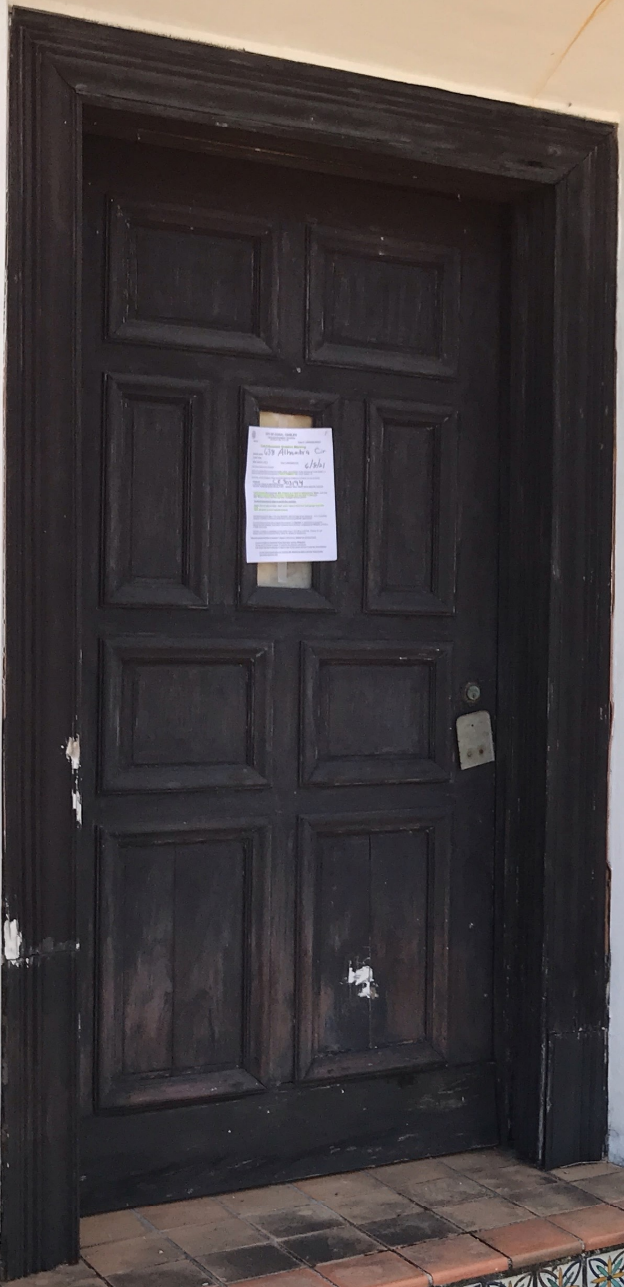
This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

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.

Tuesday, June 8, 2021 at 3:09:04 PM





CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

06/08/2021

Case #: CE303194-060821

Code Enforcement Violation Warning

638 Alhambra Cir

BARBARA SAENZ

P O BOX 144963

CORAL GABLES FL 33114

Folio #: 0341080013720

6/8/21

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

CE 303194

**Code Enforcement Officer Comments: MIN- Property is in need of maintenance. Walls, roof and front steps are in need of cleaning. Front door and garage door are both in disrepair. WWP- Window on 2nd floor East side has been changed without permit.**

The following steps should be taken to correct the violation:

- Remedy: Clean roof, walls and steps. repair and/or replace front door and garage door with permit.**
- Obtain "after the fact" permit for replaced window.**

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 **7/9/2021** to determine if corrective measures have been completed. If corrective measures have not been completed by **7/9/2021**, 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:
  - the City Code requires that you replace the structure with a similar historically-appropriate structure; and

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CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
875 Wilshire Blvd., Suite 100

8750021

7/30/21

Case #: CE20154-00021

Notice of Violation

CE 303194

File #: 20200013100

BARBARA SAENZ  
P O BOX 148963  
CORAL GABLES FL 33114

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises of 638 ALHAMBRA CIR., Coral Gables, FL.

The violation(s) found was: 638 Alhambra

Violations:

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

Code Enforcement Officer Comments: *NO*- Property is in need of maintenance. Walls, roof and front steps are in need of cleaning. Front door and garage door are both in damage. *WOP*- Window on 2nd floor East side has been changed without permit.

The following steps should be taken to correct the violation:

Remedy: Clean roof, walls and steps, repair and/or replace front door and garage door with permit. Obtain "after the fact" permit for replaced window.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 8/28/2021 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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.



