



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

4/6/2021

Summons to Appear

The City of Coral Gables

Case #: CE285183-032119

VS

BARBARA GARCIA
6913 TALAVERA ST
MIAMI FL 331463837

CE285183

Folio #: 0341290320360

91 7108 2133 3932 7045 8606

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

6913 TALAVERA ST PB 28-35
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:

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.**

Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 REMOVED

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

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

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 a 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.

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 4/21/2021 at 8:30 am

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or Call:

Tel: 305-461-6769

Meeting ID:

589 262 6316

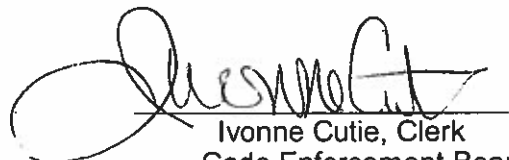
581286316

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.**


Ivonne Cutie, Clerk
Code Enforcement Board

Gerardo Roman
Code Enforcement Officer
305 569-1838
groman@coralgables.com

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, April 21, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. **PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.**

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

