

20 Sep 2021
12:08:40 PM

FL, Coral Gables, Central Gables, Laguna S



CORAL GABLES
ENFORCEMENT DIVISION
 305376
 Case #: CE305376-092021

Code Violation Warning
4012 LAGUNA

Folio #: 0341200170070

For the health, safety, and welfare of the citizens of Coral Gables, a
 violation was found on the property at 4012 LAGUNA ST, Coral Gables, FL

The following violation(s) were found on the property:

Code, Article 6, Section 6-103, Landscape General

Violation: Vacant lot with dead and or missing grass.

How to correct the violation:
 Install grass or city approved ground coverage. Must obtain all
 necessary permits from the City of Coral Gables. For more information, please contact the City of Coral Gables at (305) 443-3000 or coralgables@cityofcoralgables.com.

The City of Coral Gables is committed to the "City Beautiful" with the help of the residents. Your immediate
 attention to the violation above would be gratefully appreciated.

The City of Coral Gables will inspect the property on 10/21/2021 to determine if corrective
 measures have not been completed by 10/21/2021, a
 citation will be issued.

For this matter from 7:30 AM to 4:00 PM. Please do not
 call for additional assistance.

If you own a historic structure, please be advised that:
 - Historic structures that may not be mitigated.
 - Historic structures that may be demolished:
 - Historic structures that deteriorate to the point where it must be demolished.
 - Historic structures that you replace the structure with a similar historically-
 appropriate structure may qualify for an historic preservation tax exemption.

La Ciudad Bella" gracias a la ayuda de los residentes. Se



TOW-AWAY
24 HRS ZONE
ALL VEHICLES PARKED IN
THIS ZONE WILL BE TOWED
AT OWNERS RISK & EXPENSE
FOR MORE INFORMATION
CALL MEDICAL SERVICE
305-635-3100

NO
PARKING

NOTICE OF TOW-AWAY ZONE
This area is designated as a tow-away zone. All vehicles parked in this zone will be towed at the owner's risk and expense. For more information, please call the Medical Service at 305-635-3100.

10/25/2021
Notice of Violation

CENTURY LAGUNA LLC
1805 PONCE DE LEON BLVD STE 100
Coral Gables FL 33134
Folio #: 0341200170070

Dear Property Owner and/or Occupant:
This letter constitutes a notice that a violation(s) exists on the premises at 4012 LAGUNA ST., Coral Gables, FL. The violation(s) found was:

4012 LAGUNA

Violations:
• Violation of Coral Gables Zoning Code.

Code Enforcement Officer Comments: Violation(s):
• Violation of Coral Gables Zoning Code, Article 6, Section 6-103, Landscape General Requirements, A, 46, 1, and 1.

Code Enforcement Officer Comments: Vacant lot with dead and/or missing grass.
The following steps should be taken to correct the violation:

Remedy: Must plant and maintain grass or city approved ground coverage. Must obtain all necessary permits and inspections.

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 11/25/2021 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, a case will be scheduled for a hearing before the Code Enforcement Board for review and possible fine. 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 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 a 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.
- You may be required to repair or restore the historic structure to the point where it must be maintained.