



Legislation Text

File #: CE275557, **Version:** 1

431 Vilabella Avenue

Violation Description - 1. Sections 34-202 and 204 of the City Code - Failure to maintain vacant property in a secure manner so as not to render it accessible to unauthorized persons. 2. Sections 34-203 and 211 of the City Code - Failure to maintain by allowing fence to deteriorate and register vacant Property. 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Interior remodeling and installation of an air conditioner without permits. 4. Section 3-205 and 5-606 of the City Zoning Code - Painting of the exterior of the structure without obtaining color pallet approval. 5. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code; and 5-2403 of the City Zoning Code - Installation of a fence without a permit or that exceeds the scope of a permit because it exceeds the permitted height of 5'. 6. Section 105-226 of the City Code - Accessory structure (fence) in disrepair.

Remedy - 1. Occupy the Property or apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property. 2. Register the Property and apply for, obtain, and pass final inspection on all required permits to repair or replace the fence on the Property or occupy the Property. 3. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 4. Apply for, obtain and pass final inspection on any required after-the-fact color pallet approval to paint the structure in an approved color. 5. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 6. Apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property.

Needs to obtain approval and permits for the interior demolition, interior alterations and new A/C and/or new A/C line. Chain link fence is in disrepair and 4' fence is only allowed in a residential area. Exterior painting requires approval. Need to register the Property and secure it.

Owner - Milady Irizarry, aka, Milady White

Code Enforcement Officer Sheppard