

YOU SHALL PAY THE CIVIL PENALTY OF \$ **200.00** PLEASE CORRECT THE VIOLATION  
ON OR BEFORE **12/1/2022** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING  
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR  
BEFORE **11/22/2022**

YOUR REAL OR  
PERSONAL PROPERTY AND WILL BE  
FORECLOSED UPON.

FAILURE TO PAY CIVIL PENALTY AND CORRECT  
11/1/2022



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100

Case #: NOVI-22-09-1342

## Code Enforcement Notice of Violation

Folio #: 0341320190670

**MING TIEN**  
30 LEUCADENDRA DR  
CORAL GABLES, FL 33156-2326

Dear Property Owner and/or Occupant:  
This letter constitutes a notice that a violation(s) exists on the premises at:

**30 LEUCADENDRA DR, Coral Gables, FL 33156-2326**

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

1. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.
2. Sections 220, 228, 248, 250, 255, and 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain structures by allowing: the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors are dirty and discolored. There are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. The railings on the rear balcony and stairs are rusted and have peeling paint. The mailbox post has peeling paint. There is trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). There is stagnant water in the swimming pool.





CITY OF CORAL GABLES, FLORIDA  
NOTICE OF VIOLATION

TO: **[Name]**  
ADDRESS: **[Address]**

RE: **[Violation Description]**

DATE OF VIOLATION: **[Date]**

CITY OF CORAL GABLES  
City Manager  
Coral Gables, FL 33134  
Phone: (305) 442-1234

Code Enforcement  
Notice of Violation





Nov 1, 2022 at 3:22 PM





Nov 1, 2022 at 3:23 PM





**NO  
TRESPASSING**

Nov 1, 2022 at 3:23 PM





Nov 1, 2022 at 3:23 PM





Nov 1, 2022 at 3:23 PM





Nov 1, 2022 at 3:23 PM





30





Nov 1, 2022 at 3:24 PM