



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

11/5/2018

Summons to Appear

The City of Coral Gables
vs
LLEIDA REAL ESTATE LLC
1934 NE 147 TER
NORTH MIAMI FL 33181

Case #: CE279879-082018

Folio #: 03-4128-023-0380

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

55 S PROSPECT DR
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101.168 of the City Code of the City of Coral Gables by:

City Code - Chapter 105. Minimum Housing.

MIN Violation CC 105-5 (I.E. Roof and front fascia of roof throughout property are dirty. Exterior walls of property throughout property are dirty. Paint is peeling off exterior walls. Stone planters in front yard of property are dirty. Window on second floor of property is broken. Swale area in the middle of driveway does not have grass.)

The following steps should be taken to correct the violation:

Remedy: Must clean roof and front fascia of property. Must clean exterior walls throughout property. Must clean stone planters in front yard of property. Must repaint all areas of the walls where paint is peeling off. Must repair broken window on second floor of property. Must plant either sod or other approved surface onto swale area of property.

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 **11/28/2018** at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 33134

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.

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 11/28/2018 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

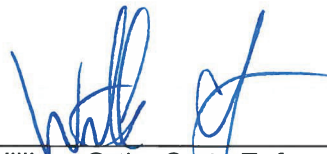
**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.



Joseph Paz
Code Enforcement Officer
305 476-7201
jpaz2@coralgables.com



William Ortiz, Code Enforcement Division Manager
Acting as Clerk of the Code Enforcement Board