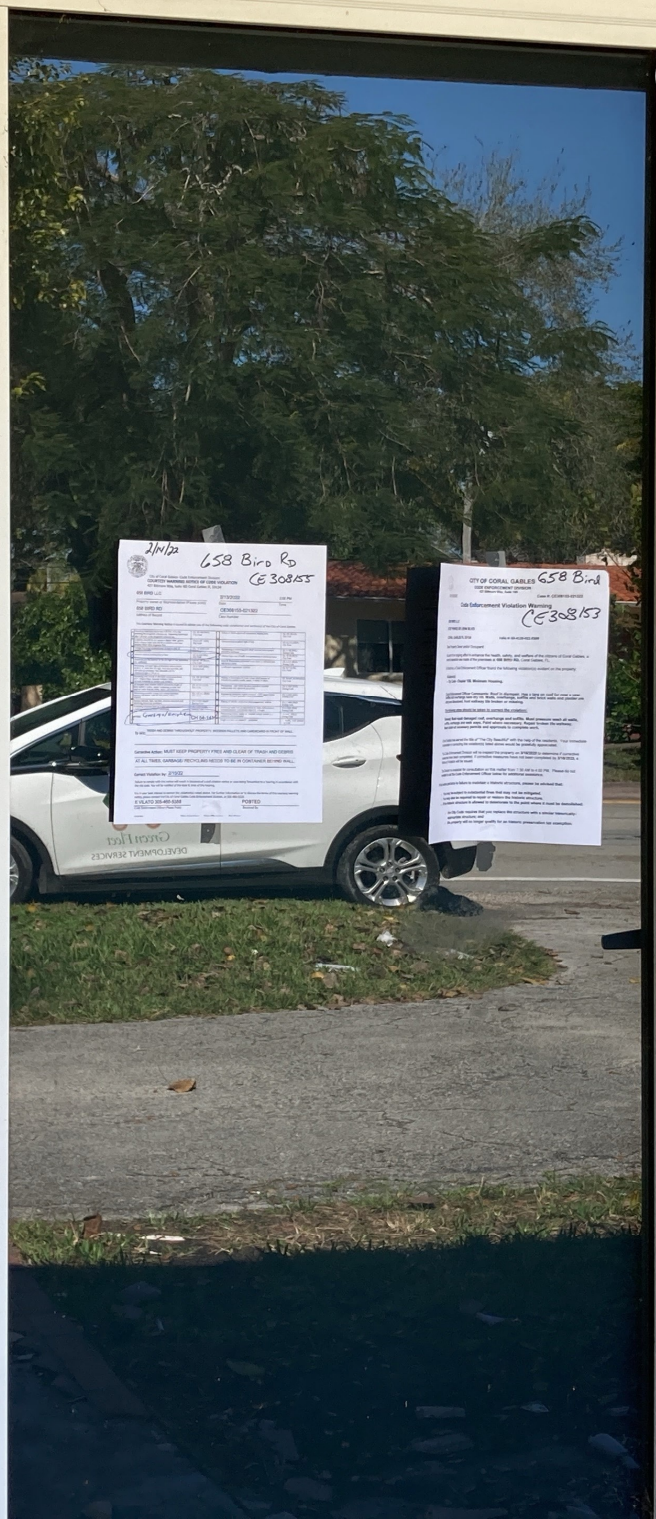


Feb 14, 2022 at 11:33:30 AM

658 Bird R

Coral Gables FL 3314



2/14/22 658 Bird Rd  
CE 308453

CITY OF CORAL GABLES  
1401 BISCAYNE BLVD  
CORAL GABLES, FL 33134  
TEL: 305.460.1000 FAX: 305.460.1001

NOTICE TO OWNER  
RE: 658 BIRD RD, CORAL GABLES, FL 33146  
CE 308453

NO.	DESCRIPTION	STATUS
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...

DATE: 2/14/22  
BY: [Signature]  
TITLE: [Title]

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF CORAL GABLES, PLANNING AND ZONING DEPARTMENT, 1401 BISCAYNE BLVD, CORAL GABLES, FL 33134, TEL: 305.460.1000, FAX: 305.460.1001.

CITY OF CORAL GABLES  
1401 BISCAYNE BLVD  
CORAL GABLES, FL 33134  
TEL: 305.460.1000 FAX: 305.460.1001

NOTICE TO OWNER  
RE: 658 BIRD RD, CORAL GABLES, FL 33146  
CE 308453

DATE: 2/14/22  
BY: [Signature]  
TITLE: [Title]

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF CORAL GABLES, PLANNING AND ZONING DEPARTMENT, 1401 BISCAYNE BLVD, CORAL GABLES, FL 33134, TEL: 305.460.1000, FAX: 305.460.1001.

Coral Gables  
DEVELOPMENT SERVICES

Feb 13, 2022 at 1:34:35 PM

658 Bird Rd

Coral Gables FL 33146



CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

658 Bird

Case #: CE308153-021322

02/13/2022

Code Enforcement Violation Warning

CE308153

658 BIRD LLC  
2727 PONCE DE LEON BLVD  
CORAL GABLES FL 33134

Folio #: 03-4120-022-0300

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at 658 BIRD RD, Coral Gables, FL.

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

- Violation(s):
- City Code - Chapter 105. Minimum Housing.

Code Enforcement Officer Comments: Roof in disrepair. Has a tarp on roof for over a year. Soffits and overhangs have dry rot. Walls, overhangs, soffits and brick walls and planter are dirty and discolored. front walkway tile broken or missing.

The following steps should be taken to correct the violation:

Remedy: **Must** repair damaged roof, overhangs and soffits. **Must** pressure wash all walls, soffits, overhangs and walk ways. Paint where necessary. Repair broken tile walkway. **Must** obtain all necessary permits and approvals to complete work.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 3/16/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/16/2022, a Notice of Violation will be issued.

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 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.

