



6347 ALEDO AVE

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 BIRNBAUM BLVD, SUITE 100
CORAL GABLES, FL 33134

07/24/2019

Case #: CE287731-072419

7/24/19

Code Enforcement Violation Warning

PREMIUM LOCATION INVEST LLC
1480 COLD SPRINGS CT
WELLINGTON, FL 33414

Folio #: 03-4137-004-1610

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 **634 ALEDO AVE, 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: (MIM) Property roof, soffits, walls & brick walls, front entry, sidewalks are dirty. Driveway material is missing or removed. Paver walkway leading to front entry has broken pavers. Missing hedges that cover piping in front of property.

The following steps should be taken to correct the violation:

Remedy: Must clean or paint roof, soffits, walls & brick walls, front entry, sidewalks. Must replace driveway material to original state or obtain permit for new material. Must replace broken pavers in walkway leading to front entry. Must replace missing hedges that cover piping in front of property.

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.

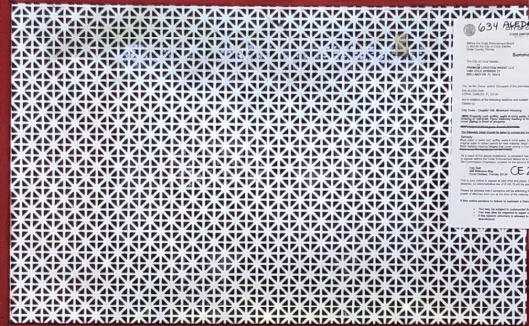
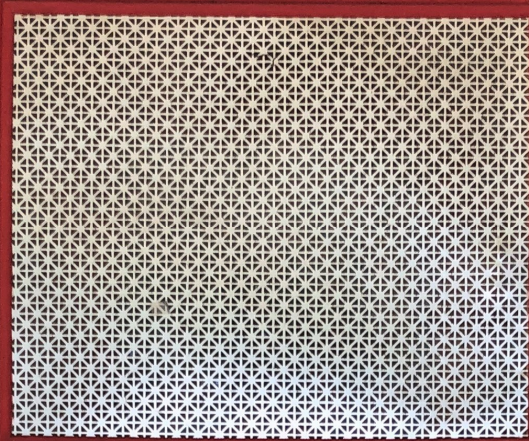
The Code Enforcement Division will re-inspect the property on **8/24/2019** to determine if corrective measures have been completed. If corrective measures have not been completed by **8/24/2019**, a Notice of Violation will be issued.

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.

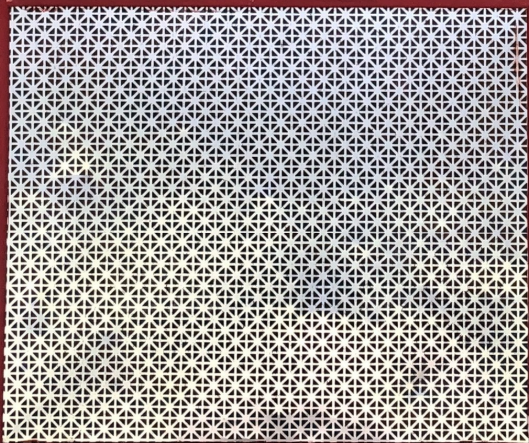
If this notice pertains to failure to maintain a historic structure, please be advised that:

- 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.

CE287731



634 PARKSIDE AVE
#102
CE 287731-072119



634

Aug 16, 2021 at 3:40 PM



634 ALEDO AVE
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

08/12/2021

Summons to Appear

The City of Coral Gables

Case #: CE287731-072419

vs

PREMIUM LOCATION INVEST LLC
1480 COLD SPRINGS CT
WELLINGTON FL 33414

Folio #: 03-4117-004-1610

8/16/2021

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

634 ALEDO AVE
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

City Code - Chapter 105. Minimum Housing.

(MIN) Property roof, soffits, walls & brick walls, front entry, sidewalks are dirty. Driveway material is missing or removed. Paver walkway leading to front entry has broken pavers. Missing hedges that cover piping in front of property.

~~(EXP) Expired Wintegrate Permit #7040452.~~

The following steps should be taken to correct the violation:

Remedy:

Must clean or paint roof, soffits, walls & brick walls, front entry, sidewalks. Must replace driveway material to original state or obtain permit for new material. Must replace broken pavers in walkway leading to front entry. Must replace missing hedges that cover piping in front of property.

~~Must close Wintegrate permit #0710452.~~

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 9/15/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 33134

CE 287731-072419

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:

Aug 16, 2021 at 3:40 PM



6344 OF CORAL GABLES
CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 400

Case #: CE287731-072419

11/06/2019

Notice of Violation **11/6/19**

Folio #: 03-4117-004-1610

PREMIUM LOCATION INVEST LLC
 634 Aledo Ave
 Coral Gables, FL 33134

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **634 ALEDO AVE,** Coral Gables, FL.

The violation(s) found was:

- **City Code - Chapter 105. Minimum Housing.**

CE287731

Code Enforcement Officer Comments: (MIN) Property roof, soffits, walls & brick walls, front entry, sidewalks are dirty. Driveway material is missing or removed. Paver walkway leading to front entry has broken pavers. Missing hedges that cover piping in front of property.

The following steps should be taken to correct the violation:

Remedy: Must clean or paint roof, soffits, walls & brick walls, front entry, sidewalks. Must replace driveway material to original state or obtain permit for new material. Must replace broken pavers in walkway leading to front entry. Must replace missing hedges that cover piping in front of property.

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 **12/5/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. 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 as long as 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 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:



634 Aledo St
11/6/19
CE287731

634

Nov 6, 2019 at 2:23 PM



634

634 Notice
7/24/19
CE21131