



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

February 7, 2024

Case #:NOVI-24-01-4377

**KWIK-CHEK REALTY CO INC  
2828 N HASKELL AVE  
DALLAS, TX 75204**

Folio #: 0341200170570

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

350 BIRD RD, Coral Gables, FL 33146---1405

The violation(s) found was:

**Condition of commercial property(a)(1) - Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.**

**Code Enforcement Officer Comments: Outside walls, front walkway, parking lot areas are dirty and need to be pressure cleaned or painted with permit. Hole in asphalt on east side of business needs to be repaired.**

**The following steps should be taken to correct the violation:**

**Pressure clean outside walls, front walkway, parking lot, repair hole in asphalt on east side of business. If painting is necessary, obtain permit for painting.**

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 3/8/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

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Vazquez, Thomas

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