

2271 Ponce De Leon Blvd



CITY OF CORAL GABLES  
Code Enforcement Division  
427 Biltmore Way, Suite 100



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**Summons to Appear**

December 21, 2023

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

**Case #: NOVI-23-10-3587**

Folio: 0341080072500

The City of Coral Gables  
vs

**PONCE DE LEON PROPERTIES L C**  
17525 NE 9TH AVE  
MIAMI, FL 33162-2122

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

**2271 PONCE DE LEON BLVD**

are in violation of the following sections of the City Code of the City of Coral Gables:

**Section 14-202.8. Zoning permit.**

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

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

**Remedy: Must obtain permits for installed screening or remove from patio area. Comply with Section 14-202.8**

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 1/17/2024 at 08:30 AM in the Commission Chambers, located on the second floor of:

**City Hall**  
405 Biltmore Way  
Coral Gables, FL 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.

**NOVI-23-10-3587**

**12/27/2023**