



Oct 21, 2021

20 Sep 2021  
11:38:24 AM

FL, Coral Gables, Central Gables, S le Jeune Rd



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

305374  
Case #: CE305374-092021

09/20/2021

### Code Enforcement Violation Warning

CENTURY LAGUNA LLC  
1805 PONCE DE LEON BLVD STE 100

390 Bird Rd.

Coral gables FL 33134

Folio #: 0341200170010

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 390 BIRD RD, Coral Gables, FL.

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

**Violation(s):**

- Violation of Coral Gables Zoning Code, Article 6, Section 6-103, Landscape General Requirements, A., #6., v. and vi.

**Code Enforcement Officer Comments: Vacant lot with dead and or missing grass.**

The following steps should be taken to correct the violation.

**Remedy: Must plant and maintain grass or city approved ground coverage. Must obtain all necessary permits and inspections.**

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 10/21/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 10/21/2021, 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.

20 Sep 202

11:38:31 AM

FL, Coral Gables, Central Gables, S Te Jeune R



**CITY OF CORAL GABLES**  
CODE ENFORCEMENT DIVISION  
421 Baltimore Way, Suite 100  
Coral Gables, FL 33134  
Phone: 305.460.1234  
Fax: 305.460.1235  
www.coralgables.gov

**Summons to Appear**

02/04/2022

Case #: CE305374-092021

Folio #: 0341200170010

101-107  
101-107

101-107

and subject to Section 101-107 of the City Code of the City of Coral Gables.

**General Requirements, A., #6, v. and vi.**

has been filed against you and you are hereby commanded to appear at a hearing on 2/16/2022 at 9:30 am in the City of Coral Gables.

Failure to do so will result in the matter being heard in your absence.

As a historic structure, please be advised that you are required to restore the historic structure to determine to the point where it must be replaced with a similar historically-qualified for an historic preservation tax exemption.



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

10/21/2021

**Notice of Violation**

Case #: CE2021-09021  
Folio #: 0341200170010

CENTURY LAGUNA LLC  
1805 PONCE DE LEON BLVD STE 100  
Coral gables FL 33134

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 390 BIRD RD Gables, FL.

The violation(s) found was:

- Violations:
  - Violation of Coral Gables Zoning Code.

Code Enforcement Officer Comments: Article 6, Section 6-103, Landscape General Requirements A., #6., v. and vi.

**-Vacant lot with dead and or missing grass-**

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

**Remedy: Must plant and maintain grass or city approved ground coverage. Must obtain all necessary permits and inspections.**

The regulations enforced by the City have been adopted in order to protect the public and insure 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 **11/20/2021** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of re-inspection, a hearing will be scheduled before the Code Enforcement Board for review and possible appeal. At that time, you will have the opportunity to explain to the citizens serving on the Board the violation(s) has not been corrected. The Board has the authority to assess a fine and suspend the violation continues.

Oct 21, 2021