



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

658
 Bird Rd

Case #: CE308153-021322

03/30/2022

Notice of Violation

CE308153

Folio #: 03-4120-022-0300

658 BIRD LLC
 354 SEVILLA 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 658 BIRD RD, Coral Gables, FL.

The violation(s) found was:

Violations:

- 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.

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 4/29/2022 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:

Mar 31, 2022 at 1
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