



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

8/25/2023 12:06:23 PM

Case #:NOVI-23-07-2672

Notice of Violation

3909 PONCE DE LEON LLC

3903 PONCE DE LEON BLVD

CORAL GABLES, FL 33134

Folio #: 0341170074311

Dear Property Owner and/or Occupant:

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

3903 PONCE DE LEON BLVD, Coral Gables, FL 33134

The violation(s) found was:

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.;
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.;
;
(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof walls and walkway are dirty and discolored with mold, mildew, and or algae. Walkway is cracked and in disrepair. Sidewalk is cracked and in disrepair.

The following steps should be taken to correct the violation:

Clean roof, walls, and walkway, and repair, cracked walkway and sidewalk with permit.

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 9/25/2023 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. If you cannot reach the officer listed, please contact the Code Enforcement Hotline at 305-441-5777 or .

L Schwartz

Schwartz, Lynn 305.460-5273

lschwartz@coralgables.com

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