

October 7, 2022



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

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

91 7108 2133 3932 7109 3172

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-22-05-0437

658 BIRD LLC
2727 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Folio: 03-4120-022-0300

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

658 BIRD RD, Coral Gables, FL
33146-1350

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

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 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.

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 **10/19/2022** at **8:30AM** 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

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.

Kenneth Vilato

Code Enforcement Officer
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(305) 460-5388



Code Enforcement Clerk

Kenneth Vilato

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