



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

09/24/2018

Case #: CE279879-082018

Notice of Violation

LLEIDA REAL ESTATE LLC
1934 NE 147 TER
NORTH MIAMI FL 33181

Folio #: 03-4128-023-0380

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **55 S PROSPECT DR,** Coral Gables, FL.

The violation(s) found was:

Violations:

- **City Code - Chapter 105. Minimum Housing.**

Code Enforcement Officer Comments: MIN Violation CC 105-5 (I.E. Roof and front fascia of roof throughout property are dirty. Exterior walls of property throughout property are dirty. Paint is peeling off exterior walls. Stone planters in front yard of property are dirty. Window on second floor of property is broken. Swale area in the middle of driveway does not have grass.)

The following steps should be taken to correct the violation:

Remedy: Must clean roof and front fascia of property. Must clean exterior walls throughout property. Must clean stone planters in front yard of property. Must repaint all areas of the walls were paint is peeling off. Must repair broken window on second floor of property. Must plant either sod or other approve surface onto swale area of property.

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 **10/1/2018** 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 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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba. La División del Cumplimiento del Código re-inspeccionará la propiedad el **10/1/2018** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación. La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



Joseph Paz
Code Enforcement Officer
305 476-7201
jpaz2@coralgables.com