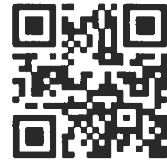




## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6516 8457 42



Need to search or  
appeal your citation?

### Summons to Appear

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

October 27, 2023

Case #: NOVI-23-06-2361

Folio: 0341170074311

The City of Coral Gables  
vs

**3909 PONCE DE LEON LLC  
3903 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134**

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

**3903 PONCE DE LEON BLVD**

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

**Sec. 62-151. - Alleys, swale areas and rights-of-way to be kept clean and mowed.**

**All owners of unimproved property and occupants, or occupants and owners of improved property shall maintain their property in a clean, litter-free and mowed condition, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or rights-of-way up to the edge of pavement of any public street. Maintenance shall include, but not be limited to, mowing the grass and performing general edging, trimming and cleanup activities. Property owners or their designees are prohibited from trimming trees and performing other activities within the city rights-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code. The city may, upon the approval of the city manager, mow selected areas of rights-of-way when doing so is found to serve a public interest.**

**(Code 1958, § 28-37(c); Code 1991, § 22-133; Code 2006, § 62-131; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988; Ord. No. O-2004-38, § 2, 9-28-2004; Ord. No. 2007-25, § 2, 8-28-2007)**

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

Remedy: Repair cracks in sidewalk, must obtain approval and permits from public works (305) 460-5000. Comply with City Code section 62-151.

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 11/15/2023 at 08:30 AM 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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Lynn Schwartz

Code Enforcement Officer

305-460-5273

lschwartz@coralgables.com

A handwritten signature in black ink that reads "Dewi Sheppard". The signature is written in a cursive, slightly slanted style. Below the signature is a horizontal line.

Code Enforcement Board Clerk