



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

01/30/2019

7017 2680 0000 9871 9610

Summons to Appear

The City of Coral Gables
vs
JUWAN A HOWARD TRS
9440 OLD CUTLER LANE
CORAL GABLES FL 33156

Case #: CE281686-110218

Folio #: 0351060220140

You, as the Owner and/or Occupant of the premises at:
9440 OLD CUTLER LN LOT 14 BLK 1 & PORT OF LOT 15
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

Violation of Coral Gables City Code.
City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.
Violation of Coral Gables Zoning Code.

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the Property, which is vacant property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code, to wit: work without a permit, to wit: installation of two sheds on the Property.

The following steps should be taken to correct the violation:

- Remedy:**
1. Register the Property and apply to re-open and pass final inspection on all required permits to complete the Structure on the Property.
 2. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize or demolish all work done without a permit.

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 2/20/2019 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 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.**

Como consecuencia de la(s) violaci3n(es) mencionadas arriba, se ha presentado una queja en su contra y a trav3s de este medio se requiere su presencia al frente de la Junta del Cumplimiento del C3digo para una audiencia el 2/20/2019 a las 8:30 a.m. en la C3mara de la Comisi3n, localizada en el segundo piso de:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutir3 en su ausencia. Una tarifa administrativa de \$108.75 se cobrar3 en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor aseg3rese de proporcionar un poder de abogado en el momento que se realiza la audiencia.



Ivonne Cutie, Clerk
Code Enforcement Board

William Ortiz
Code Enforcement Division Manager
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