



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

P

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

323 Navarre

10/07/2021

Summons to Appear

The City of Coral Gables
vs
**THE GALLERY PLAZA CONDOMINIUM
ASSOCIATION, INC**
323 Navarre Ave Suite 100
Coral Gables FL 33134

Case #: CE288676-093019

Folio #:

#288676

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

City Code - Chapter 105. Minimum Housing.

walls are dirty and missing paint , dirty and broken decorative keystone, awnings are dirty and in disrepair, broken and dirty perimeter concrete wall. beauty salon parking area asphalt is broken and area is missing parking space lines.

The following steps should be taken to correct the violation:

Remedy: Must clean and correct paint on all exterior walls, Must clean and repair all decorative keystone, must clean and repair all awnings, must clean and repair perimeter concrete wall. must clean and repair beauty salon parking area and restripe parking spaces. Must obtain all necessary permits and inspections.

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 10/20/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

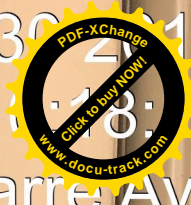
**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

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.



Mon, Sep 30 11:18:41



FL, Coral Gables, Central Gables, Navarre Av
CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Case #: CE288676-093019

Post
288676

09/30/2019

Code Enforcement Violation Warning

THE GALLERY PLAZA CONDOMINIUM ASSOCIATION, INC
323 Navarre Ave Suite 100
Coral Gables FL 33134

Folio #: 323 NAVARRE

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at 323 NAVARRE AVENUE, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- City Code - Chapter 105. Minimum Housing.

Code Enforcement Officer Comments: walls are dirty and missing paint , dirty and broken decorative keystone, awnings are dirty and in disrepair, broken and dirty perimeter concrete wall. beauty salon parking area asphalt is broken and area is missing parking space lines.

The following steps should be taken to correct the violation:

Remedy: Must clean and correct paint on all exterior walls, Must clean and repair all decorative keystone, must clean and repair all awnings, must clean and repair perimeter concrete wall. must clean and repair beauty salon parking area and restripe parking spaces. Must obtain all necessary permits and inspections.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 10/31/2019 to determine if corrective measures have been completed. If corrective measures have not been completed by 10/31/2019, a Notice of Violation will be issued.

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.

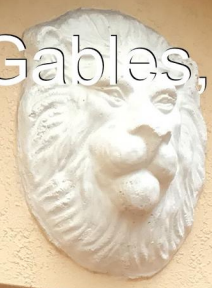
If this notice pertains to failure to maintain a historic structure, please be advised that:

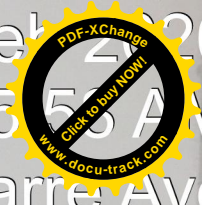
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 - the property will no longer qualify for an historic preservation tax exemption.

Mon, Sep 30 11:48:11



FL, Coral Gables, Central Gables, Navarre Av





04 Feb 2020
09:55:53 AM



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
FL, Coral Gables, Central Gables, Navarre Av

02/04/2020

Case #: CE288676-093019

Notice of Violation

THE GALLERY PLAZA CONDOMINIUM ASSOCIATION, INC
323 Navarre Ave Suite 100
Coral Gables FL 33134 Folio #:

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **323 NAVARRE AVENUE**, Coral Gables, FL.

The violation(s) found was:

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

Code Enforcement Officer Comments: walls are dirty and missing paint , dirty and broken decorative keystone, awnings are dirty and in disrepair, broken and dirty perimeter concrete wall. beauty salon parking area asphalt is broken and area is missing parking space lines.

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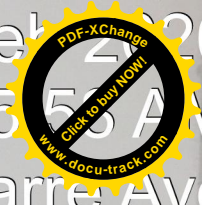
The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 03/04/2020 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 scheduled for a hearing before 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.

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04 Feb 2020
09:55:53 AM



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

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02/04/2020

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04 Feb 2022
09:56 AM



FL, Coral Gables, Central Gables, Navarre Av



NOTICE



BUILDING PERMIT

2021-10-08 11:36 AM

Oct 8, 2021 at 11:36 AM