



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

11/1/2022

Case #: NOVI-22-09-1342

Code Enforcement Notice of Violation

**MING TIEN
30 LEUCADENDRA DR
CORAL GABLES, FL 33156-2326**

Folio #: 0341320190670

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

30 LEUCADENDRA DR, Coral Gables, FL 33156-2326

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

- Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.**
- Sections 220, 228, 248, 250, 255, and 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain structures by allowing: the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors are dirty and discolored. There are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. The railings on the rear balcony and stairs are rusted and have peeling paint. The mailbox post has peeling paint. There is trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). There is stagnant water in the swimming pool.**
- Section 3-308(F) of the City Zoning Code, to wit: the gate to the northern side yard is open and is not locked or fastened.**

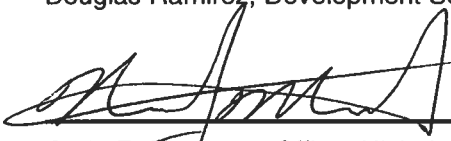
The following steps should be taken to correct the violation:

- Register the property as vacant on <https://prochamps.com> and apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval, or occupy the Property.**
- Apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval. Clean or paint the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors. Repair all cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. Remove the rust and paint the railings on the rear balcony and stairs. Paint the mailbox post. Remove the trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). Drain, clean, and cover the swimming pool or fill the pool with clean water.**
- Install a gate that is of a spring lock type that will close and fasten automatically and install a safe lock that shall be locked when the swimming pool is not in use.**

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 12/1/2022 to determine if corrective measures have been completed. If the violation(s) has not been completed 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. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

A handwritten signature in black ink, appearing to read 'N. MacDonald', written over a horizontal line.

Code Enforcement Officer Nicholas MacDonald

nmacdonald@coralgables.com

305-460-5387