

June 2, 2023



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

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

91 7108 2133 3932 5953 4420

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-12-1600

CHRYSOSTOMOS GAVATIDES &W  
PANAGIOTA GAVATIDES  
6800 SW 129 TERR  
MIAMI, FL 33156-6277

Folio: 0341080010420

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

438 Navarre Avenue

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

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.&#x0D;  
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary  
condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to  
seriously mar the attractiveness of the premises.&#x0D;  
&#x0D;  
(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Dirty walls, dirty roof, overgrown vegetation, broken soffit

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

Remedy:

Must clean walls, clean roof, must remove all overgrown vegetation. Must repair broken soffit.

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 6/21/2023 at  
**8:30AM** 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.**

**Juan Carlos Garcia**

Code Enforcement Officer

**jgarcia3@coralgables.com**

**(305) 460-5274**

*Terri Sheppard*

Code Enforcement Clerk