



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

03/24/2019

Case #: CE285220-032419

## Code Enforcement Violation Warning

**HAYAT KASSAB GRESHAM &  
3506-08 PONCE DE LEON BLVD  
CORAL GABLES FL 331347215**

Folio #: 0341170072350

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 **3506 PONCE DE LEON BLVD**, 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: Property is in need of maintenance. Roof is dirty, drip rail and fascia are dirty. Door to Second floor in rear is rotted at bottom and in need of repair and/or replacement. Door at bottom of units on the north is missing. Stair railings are discolored and paint is chipping and in need of cleaning and/or painting. Walls on entire building and planter are discolored due to mold and/or mildew and in need of cleaning and/or painting. Wasp nests are under roof edge on north east corner and must be removed.**

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

**Remedy: All items must be addressed with required permits if necessary.**

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 **4/24/2019** to determine if corrective measures have been completed. If corrective measures have not been completed by **4/24/2019**, 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.

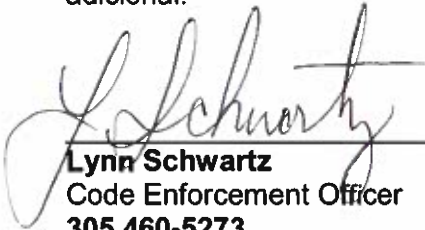
**If this notice pertains to failure to maintain a historic structure, please be advised that:**

- **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.**

Coral Gables ha merecido el título de “La Ciudad Bella” gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **4/24/2019** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **4/24/2019**, se emitirá un Aviso de Infracción.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



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**Lynn Schwartz**  
Code Enforcement Officer  
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