



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100



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appeal your citation?

Summons to Appear

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

September 23, 2024

Case #: NOVI-22-11-1503

Folio: 0341080030861

The City of Coral Gables
vs

9489 0090 0027 6518 5040 67

SUZANNE FERNANDEZ
500 MADEIRA AVE
CORAL GABLES, FL 33134

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

500 MADEIRA AVE

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

**Sec. 105-250. - Weather and watertightness.**

**Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced.**

(Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959)

The following steps should be taken to correct the violation:

Remedy: Must remove tarp and make all necessary repair to roof. 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 10/16/2024 at 08:30 AM 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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Kesi Young

Code Enforcement Officer

305-561-1012

kyoung@coralgables.com



Code Enforcement Board Clerk