



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100



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Summons to Appear

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

October 28, 2024

Case #: **NOVI-23-10-3558**

Folio: **0341080011561**

The City of Coral Gables
vs

9489 0090 0027 6518 5067 88

VALENCIA 520 524 LLC
2050 DOUGLAS RD #301
CORAL GABLES, FL 33134

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

545 CORAL WAY

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

Sec. 82-29. - Permits generally.

(c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit.

(Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

The following steps should be taken to correct the violation:

Remedy: Must submit an Arborist report for tree staking work that was done. Comply with Section 82-29

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 11/20/2024 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