



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

12/30/2019

Case #: CE290304-123019

Code Enforcement Violation Warning

SANDIAZ INVESTMENT INC
3127 PONCE DE LEON BLVD
CORAL GABLES FL 331346816

Folio #: 0341170058040

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 3127 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, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: Ch. 105-26 City Code (EXP): Expired permit ME-15-04-4800 covering proposed alteration, repair, replacement, installation, or construction.

The following steps should be taken to correct the violation:

Remedy: Please re-activate the permit ME-15-04-4800, call for all pending inspections, pass pending inspections and close out permit.

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 1/30/2020 to determine if corrective measures have been completed. If corrective measures have not been completed by 1/30/2020, 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 structure is allowed to deteriorate to the point where it must be demolished, you may be required to replace the structure with a similar historically-significant structure and qualify for an historic preservation tax exemption.

Law Offices

Thank you!



707-400-8978
(714) 327-7402

CITY OF CORAL GABLES
3127 PONCE DE LEON
Notice of Violation CE290304

THE CITY OF CORAL GABLES HAS THE HONOR TO INVITE YOU TO APPEAR AT THE CITY COMMISSION MEETING ON MAY 19, 2020 AT 10:00 AM AT THE CITY OF CORAL GABLES, 2500 BISCAYNE BLVD., SUITE 100, CORAL GABLES, FL 33134.

The subject of this notice is:

3127 PONCE DE LEON

The subject property is located at 3127 Ponce de Leon, Coral Gables, Florida 33134.

The subject property is currently zoned R-1 (Single-Family Residential). The proposed use is a multi-unit residential development consisting of 12 units.

The following information is provided for your information:

The proposed use is a multi-unit residential development consisting of 12 units. This use is not permitted in the R-1 zoning district. The proposed use is a violation of the zoning ordinance.

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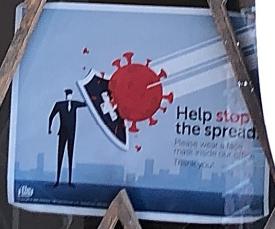
FL, Coral Gables, Central Gables, Ponce de
Leon Blv

3127



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EPL 2017

CC-0004



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04 Mar 2021
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FL, Coral Gables, Central Gables, Ponce de Leon Blvd

CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

7018 3090 0001 8299 6797

Summons to Appear

The City of Coral Gables

Case #

vs

SANDEZ INVESTMENT INC
3127 PONCE DE LEON BLVD
CORAL GABLES FL 331346816

CE290304

Folio

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

PONCE DE LEON BLVD PB 10-40
L GABLES, FL 33134

04 Mar 2021
12:26:26 PM
Ponce de Leon Blvd



CITY OF CORAL GABLES
PERMIT DIVISION

FL, Coral Gables, Central Gables, Ponce de Leon Blvd
03/14/2021

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

Summons to Appear

Case #: CE290304-123019

The City of Coral Gables
vs
SANDIAZ INVESTMENT INC
3127 PONCE DE LEON BLVD
CORAL GABLES FL 331346816

Folio #: 0341170058040

CE290304

You, as the Owner and/or Occupant of the premises at:
3127 PONCE DE LEON BLVD PB 10-40
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Ch. 105-26 City Code (EXP): Expired permit# ME-15-04-4800 covering proposed alteration, repair, replacement, installation, or construction.

The following steps should be taken to correct the violation:

Remedy: Please re-activate the permit ME-15-04-4800, call for all pending inspections, pass pending inspections and close out permit.

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 3/17/2021 at 8:30 am

Join Zoom Meeting
<https://zoom.us/j/5892626316>

Or call:

Tel: 305-461-6769

Meeting ID:
589 262 6316

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.





Two Offices
RICHARD J. DIAZ, P.A.

See
Doorbell
Thank you!

