



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

91 7108 2133 3932 7047 4200

Summons to Appear



SCAN ME

Need to search or
appeal your citation?

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

August 29, 2025

Case #: NOVI-25-06-10757

Folio: 0341200224000

The City of Coral Gables
vs

**PROPERTIES 4 US INC or
R/A:
DIAZ, RICHARD JP.A.
4800 LE JEUNE RD
MIAMI, FL 33146**

Our records indicate that you, as the Owner and/or Occupant of the premises at:

4800 LE JEUNE RD

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

Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

(5)If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied:

- a. All glass surfaces visible to the public shall be covered with white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green (sample of acceptable material on file with development services department);**
- b. Decorative displays of merchandise currently available within the city, merchandise of the future tenant of the vacant store, public service displays or festival and current holiday displays extending as much as three feet into the vacant store shall be located in display windows, provided that screening of the remainder of the vacant store shall be placed immediately behind the decorative display. Such screening shall consist of white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green. Such paper screening shall be mounted on a freestanding partition, attached to a wood frame or affixed by other temporary means; or**
- c. All glass surfaces visible to the public shall be covered by other decorative means as approved by the board of architects.**

The following steps need to be taken to correct the violation:

Remedy: Vacant property must be screened from public view following section 105-29(a)(5) with a CITY APPROVED window covering.

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 9/17/2025 at 08:30 AM in the Commission Chambers, located at:

**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

Christopher Marrero

Code Enforcement Officer

305-619-3082

CMARRERO@CORALGABLES.COM

A handwritten signature in black ink, appearing to read "Samuel F. P.", is written over a horizontal line.

Code Enforcement Board Clerk