



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

05/08/2019

91 7108 2133 3932 6006 8471

Summons to Appear

The City of Coral Gables
vs

Case #: CE280409-091318

GABLES PARK TOWER, A CONDOMINIUM
C/O ALMERIA PARK CONDOMINIUM ASSOCIATION, INC.
357 ALMERIA AVE, SUITE 100
CORAL GABLES, FL 33134

Folio #: 03-4117-047-0001

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

357 ALMERIA AVE
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. Minimum Housing.

Failure to maintain the building water tight. Tenants are having water intrusion problems in their units due to water penetrating the exterior walls of the building. Engineer's report attached indicating as such.

The following steps should be taken to correct the violation:

Remedy: Must make necessary repairs to exterior of building to remediate water intrusions and pooling of water throughout decks around the building.

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 5/22/2019 at 8:30 am in the Commission Chambers, located on the second floor of:

**City Hall
405 Biltmore Way
Coral Gables, Florida 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.

CE 280409

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 5/22/2019 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:


**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:
o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y
o La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**


Ivonne Cutie, Clerk
Code Enforcement Board

Lynn Schwartz
Code Enforcement Officer
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lschwartz@coralgables.com

PO40853