



08 Apr 2012
11:43 AM

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



CITY OF CORAL GABLES
3809
C. E. WATSON





03 Feb 2020
11:10 AM

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

291037



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

02/03/2020

Case #: CE291037-020320

Code Enforcement Violation Warning

3809 Ponce

3809 Ponce de Leon LLC

3809 Ponce de Leon

Coral Gables FL 33134

Folio #: 03-4117-007-4290

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 3809 Ponce de Leon, 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: Permit BL-19-064-792 Expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permit obtain all inspections and finalize 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 3/5/2020 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/5/2020, 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 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.



03 Feb 2022
11:10 5:55 AM

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



CITY OF CORAL GABLES 291037
 Code Enforcement Violation Warning
 3809 Ponce

Dear Property Owner:

On 02/03/2022, a Code Enforcement Officer (CEO) conducted an inspection of your property at 3809 Ponce de Leon Blvd, Coral Gables, FL 33134. The CEO observed the following violations:

Violation: The exterior walls of the building are in poor condition and are peeling, cracked, and crumbling. This is a violation of the City of Coral Gables Ordinance 2007-12, which requires that the exterior walls of a building be maintained in good condition.

Required: You are required to repair the exterior walls of the building within 30 days of the date of this warning. If you fail to do so, the City of Coral Gables may take action to enforce the ordinance, which may include the issuance of a Stop Work Order and the suspension of your property's occupancy permit.

If you have any questions or need more information, please contact the City of Coral Gables Code Enforcement Department at (305) 460-2222.

Sincerely,
 City of Coral Gables Code Enforcement Department





09 Mar 2020
10:51:50 AM
Leon Blv

291037 P



CITY OF CORAL GABLES
427 Biltmore Way, Suite 100

03/09/2020

3809 Ponce

Case #: CE291037-020320

Notice of Violation

3809 Ponce de Leon LLC
3809 Ponce de Leon
Coral Gables FL 33134

Folio #: 03-4117-007-4290

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **3809 Ponce de Leon**, Coral Gables, FL.

The violation(s) found was:

Violations:

- **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: Permit BL-19-064-792 Expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permit obtain all inspections and finalize permit.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **4/4/2020** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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:

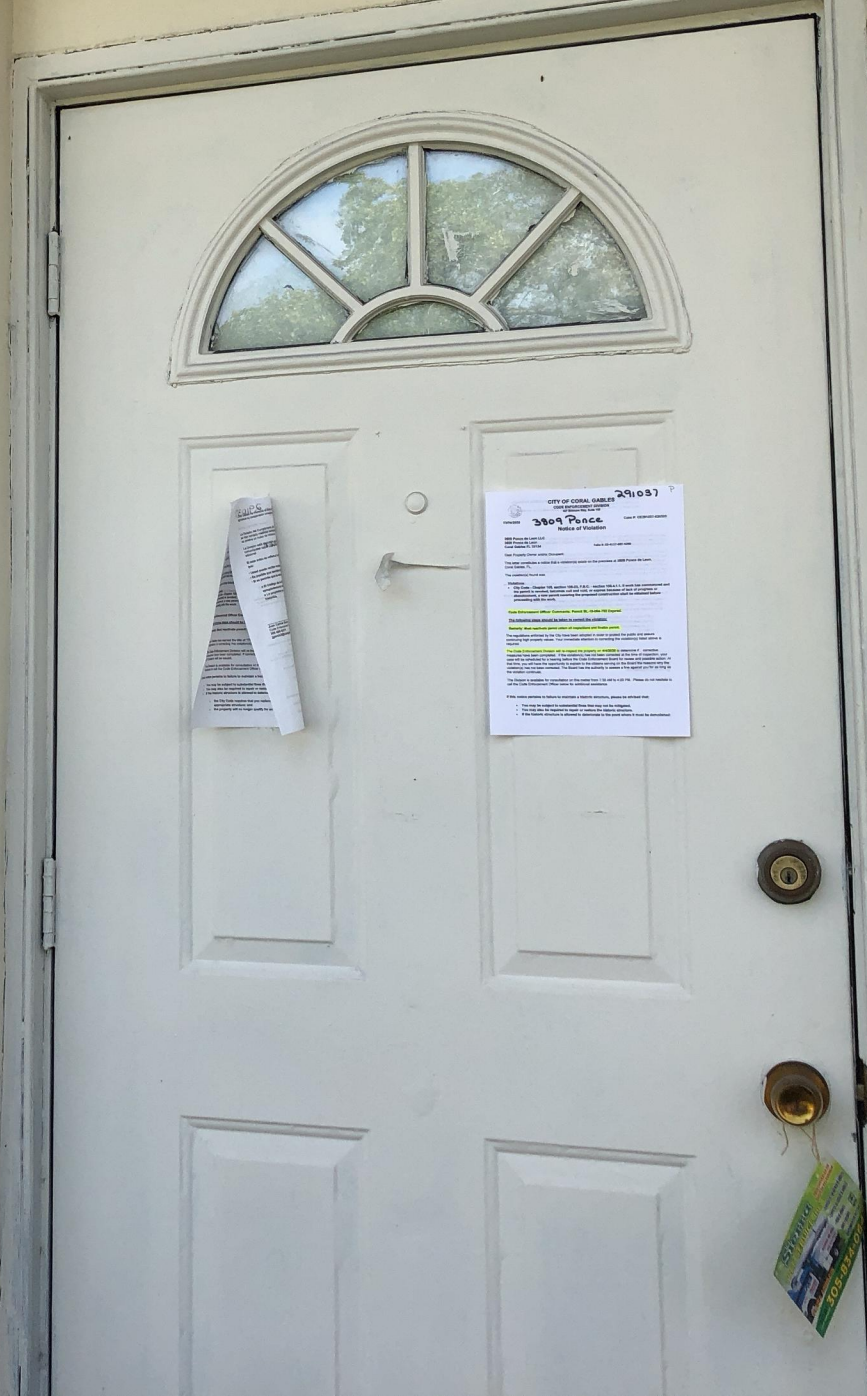
- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:



09 Mar 2022
10:51:55 AM

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

3809



CITY OF CORAL GABLES 291037
 3809 Ponce de Leon Blvd
 Coral Gables, FL 33134
 NOTICE OF VIOLATION
 The City of Coral Gables is pleased to have you as a resident. We are committed to providing a safe and healthy community for all. We are also committed to providing a high quality of life for our residents. We are committed to providing a high quality of life for our residents. We are committed to providing a high quality of life for our residents.





08 Apr 2021
11:43
Leon Blv



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

04/07/2021

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

91 7108 2133 3932 7045 8644

Summons to Appear

The City of Coral Gables
vs
3809 Ponce de Leon LLC
3809 Ponce de Leon
Coral Gables FL 33134

Case #: CE291037-020320

CE291037

Folio #: 03-4117-007-4290

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

3809 Ponce de Leon
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.

Permit BL-19-064-792 Expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permit obtain all inspections and finalize 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 **4/21/2021** at 8:30

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.
- You may also be required to repair or restore the historic structure.