



# 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

6/29/2021

# CE299889

## Summons to Appear

The City of Coral Gables  
vs  
**MADRUGA INVEST LLC**  
101 N TRYON ST  
CHARLOTTE NC 28255

Case #: CE299889-020421

91 7108 2133 3932 7387 0979

Folio #: 0341300090720

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

1500 S DIXIE HWY LOTS 12 THRU 17 BLK 198  
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.
- Zoning Code - Article 3, section 3-207(D).** No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.
- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1.** Work done without a permit.

- Worked performed without a permit,
- Building not compliant.
- Expired permits.
- \*BL18012047 Expired Permit (Caulk Exterior Windows)
- \*BL16046482 Expired Permit (Commercial Interior/Exterior Alterations-ADA Repairs & Upgrades BANK OF AMERICA)

The following steps should be taken to correct the violation:

- Remedy:** -Obtain necessary approval and permit(s).
- Building must completed as per plans and specifications upon which the building permit(s) was issued.
- Renew expired permit(s) or obtain a new permit(s) and obtain all required inspections.

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 7/21/2021 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.

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 7/21/2021 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:
  - El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y
  - La propiedad ya no será elegible para una exención de impuestos por preservación histórica.



Ivonne Cutie, Clerk  
Code Enforcement Board

**Gerardo Roman**  
Code Enforcement Officer  
305 569-1821  
groman@coralgables.com