



658 Drive  
New 22-05-0K27

658

10-07-2022 11:48 AM

658 BIRD

October 7, 2022



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, Suite 108

91 7108 2133 3932 7109 3172

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

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-05-0437

658 BIRD LLC  
2727 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134

NOVI. 22.05. 0437

Folio: 03-4120-022-0300

You, as the Owner and/or Occupant of the  
premises at:  
658 BIRD RD, Coral Gables, FL  
33146-1350

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

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.&#x0D;  
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary  
condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to  
seriously mar the attractiveness of the premises.&#x0D;  
&#x0D;  
(Code 1968, § 15A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1999; Ord. No. 2013-07, § 2, 5-28-2013)  
Code Enforcement Officer Comments: Roof in disrepair. Has a tarp on roof for over a year. Soffits and overhangs have dry rot. Walls, overhangs,  
soffits and brick walls and planter are dirty and discolored. front walkway tile broken or missing.

The following steps should be taken to correct the violation:

Remedy:

- Must repair damaged roof, overhangs and soffits. Must pressure wash all walls, soffits, overhangs and walk ways. Paint where necessary. Repair broken tile walkway.
- Must obtain all necessary permits and approvals to complete work.

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 10/19/2022 at  
8:30AM in the Commission Chambers, located on the second floor of:

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

