



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

91 7108 2133 3932 7047 4453

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-25-03-9543

Folio: 0341080010830

The City of Coral Gables
vs

LETICIA I CARMONA LUIS M CARMONA
419 ALHAMBRA CIR
CORAL GABLES, FL 33134

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

419 ALHAMBRA CIR

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

Sec. 58-48. - Duty of abutting property owners to repair

(a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition.
(Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979)

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

Remedy: Must repair sidewalk and driveway. Apply for all necessary permits. Obtain approval and finalize. Comply with Sec. 58-48. (a)

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

Kesi Young

Code Enforcement Officer

305-561-1012

kyoung@coralgables.com

A handwritten signature in black ink, appearing to read "Sandra F. P.", is positioned above a horizontal line.

Code Enforcement Board Clerk