



6-1-22 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

05/31/2022
91 7108 2133 3932 7046 1040

The City of Coral Gables

vs

Owner Yasser and Rainia Bataineh
2505 DE SOTO BLVD
Coral Gables FL 33134

Case #: CE308431-030722

Folio #:

You, as the Owner and/or Occupant of the premises at:
2505 De soto Blvd.
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.

Transferred to Energov NOVI-22-05-0473

Dirty perimeter walls, dirty keystone, unkempt or dead landscaping, inoperable fountain, missing landscaping groundcover. Paint on metal bars is missing, dirty sidewalk.

The following steps should be taken to correct the violation:

Remedy: must clean walls, clean keystone, replace and maintain all dead landscaping, replace missing ground cover, repair fountain, paint and or repair metal bars, clean sidewalk, must obtain all necessary permits and 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 6/15/2022 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.



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

308431

04/07/2022

Case #: CE308431-030722

Notice of Violation

Owner Yasser and Rainia Bataineh
2505 DE SOTO BLVD
Coral Gables FL 33134

Dear Property Owner and/or Occupant:

Folio #:

22-04 005

A violation(s) exists on the premises at **2505 De Soto Blvd, Coral**



City of Coral Gables
Code Enforcement Division
 427 Biltmore Way, Suite 100

Case #: NOVI-22-04-0050

Code Enforcement Violation Warning

YASSER T BATAINEH
2505 DE SOTO BLVD
CORAL GABLES, FL 33134

Folio #: 0341180010150

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 to the premises at:
 2505 DE SOTO BLVD, Coral Gables, FL 33134-4842

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:
Zoning Code Article 14, Section 14-202.8. Zoning permit.

Code Enforcement Officer Comments: exterior painting without approval.

The following steps should be taken to correct the violation:

Must obtain a color palette approval card.

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 5/7/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/7/2022, 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.

Juan Garcia
 305-460-5274

jgarcia3@coralgables.com

Minimum Housing:
ements: unkept or dead landscaping, inoperable fountain, missing sidewalk.

Steps to be taken to correct the violation:
dead landscaping, replace missing ground cover, repair fountain, Clean permits and inspections.

have been adopted in order to protect the public and assure immediate attention to correcting the violation(s) listed above is

re-inspect the property on 5/7/2022 to determine if corrective the violation(s) has not been corrected at the time of inspection, your before the Code Enforcement Board for review and possible action. At y to explain to the citizens serving on the Board the reasons why the he Board has the authority to assess a fine against you for as long as on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to for additional assistance.

aintain a historic structure, please be advised that:
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o repair or restore the historic structure.
llowed to deteriorate to the point where it must be demolished:
as that you replace the structure with a similar historically;
; and



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
04/07/2022
Case #: CE308431-030722
308431

Notice of Violation

Dear Property Owner and/or Occupant:

Following an inspection of the property at 2505 De Soto Blvd., Coral Gables, Florida, the Code Enforcement Officer observed the following violation(s) exists on the premises at 2505 De Soto Blvd., Coral Gables, Florida:

- Minimum Housing: Unkept or dead landscaping, inoperable fountain, missing lawn, unkept or dead landscaping, inoperable fountain, missing lawn, unkept or dead landscaping, replace missing ground cover, repair fountain, clean lawn and inspection.

It has been adopted in order to protect the public and assure the violation(s) has not been corrected at the time of inspection, your failure to explain to the citizens viewing on the Board the reasons why the Board has the authority to assess a fine against you for failing as follows:

- Inspect the property on 5/7/2022 to determine if corrective measures have been taken to correct the violation(s) listed above.

On this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call for additional assistance.

Failure to maintain a historic structure, please be advised that: repair or restore the historic structure, or demolish the structure at the point where it must be demolished, and you replace the structure with a similar historically.

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100
Case # NOV-22-04-0050
22-04-005

Code Enforcement Violation Warning

YASSER T BATANEH
2505 DE SOTO BLVD
CORAL GABLES, FL 33134
Folio #: 0341180010150

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 to the premises at:

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Code Enforcement Officer Comments: exterior painting without approval.

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- Must obtain a color palette approval card.

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 greatly appreciated.

The Code Enforcement Division will reinspect the property on 5/7/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/7/2022, 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.

Juan Garcia
305-460-6274
jgarcia3@coralgables.com

Apr 7, 2022 at 1:15 PM

2505
DESOTO BLVD.

06-01-2022 02:13 PM