

October 6, 2022



**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

91 7108 2133 3932 7109 3080

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-04-0042

**CHRISTIAN E FONG**  
515 LORETTO AVE  
CORAL GABLES, FL 33146

Folio: 03-4120-023-1060

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

515 LORETTO AVE, Coral  
Gables, FL 33146---2107

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 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2,  
5-28-2013)

Code Enforcement Officer Comments: Roof is in dirty and in disrepair with blue tarp on it.

**The following steps should be taken to correct the violation:**

Remedy:

Must repair or replace roof. Roof must be pressure clean.  
Must obtain all approvals and permits 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**

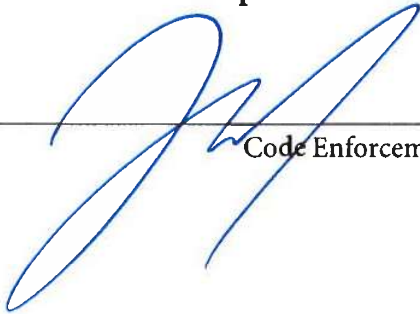
This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia.  
An administrative fee of \$108.75 will be assessed at the time of your hearing.

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

**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.**

**Kenneth Vilato**  
Code Enforcement Officer  
**[vilato@coralgables.com](mailto:vilato@coralgables.com)**  
**(305) 460-5388**



---

Code Enforcement Clerk

**Kenneth Vilato**



**[kvilato@coralgables.com](mailto:kvilato@coralgables.com)**  
**(305) 460-5388**

