



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

08/24/2018

Case #: CE278415-061518

Notice of Violation

LLNI LLC

c/o LUIS R DE LA VEGA (REGISTERED AGENT)

2850 DOUGLAS RD

CORAL GABLES FL 33134

Folio #: 0341170055770

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **2850 DOUGLAS RD**, Coral Gables, FL.

Violations:

- **City Code - Chapter 105, section 105-27. Property is in need of maintenance by one of the following: needs painting, repairs, and/or awnings in need of repair.**
Zoning Code - Article 3, section 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.

Code Enforcement Officer Comments: Perimeter walls and tile entry way are dirty.

Update: Painted floor tiles in entry way, and wall on south side still in need of patching/painting.

The following steps should be taken to correct the violation:

Remedy: Must clean all dirty walls and tile entryway.

Update: Must obtain permit for patch/paint wall at south side, and for replacing damaged floor tiles and entry way as well as painting floor tiles at entryway.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **8/31/2018** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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.

Carlos Correa

Code Enforcement Officer

305 569-1823

ccorrea@coralgables.com