



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6516 4733 96



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appeal your citation?

### Summons to Appear

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

April 29, 2024

Case #: NOVI-24-01-4377

Folio: 0341200170570

The City of Coral Gables  
vs

**KWIK-CHEK REALTY CO INC**  
**2828 N HASKELL AVE**  
**DALLAS, TX 75204**

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

**350 BIRD RD**

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

**Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.**

**(1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.**

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

Remedy: Pressure clean outside walls, front walkway, parking lot, repair hole in asphalt on east side of business. If painting is necessary, obtain permit for painting.

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 5/15/2024 at 08:30 AM 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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Thomas Vazquez

Code Enforcement Officer

tvazquez@coralgables.com

  
Code Enforcement Board Clerk