



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

3/28/2023 3:36:45 PM

Case #: TICK-23-03-13090

Code Enforcement Violation Warning

PONCE SANTANDER 13 LLC

1800 SW 1 ST STE 601
MIAMI, FL 33129

Folio #: 0341170058550

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:

3132 PONCE DE LEON BLVD, Coral Gables, FL 33134

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Alleys, swale & ROW to be kept clean and mowed - Sec. 62-151. - Alleys, swale areas and rights-of-way to be kept clean and mowed.
All owners of unimproved property and occupants, or occupants and owners of improved property shall maintain their property in a clean, litter-free and mowed condition, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or rights-of-way up to the edge of pavement of any public street. Maintenance shall include, but not be limited to, mowing the grass and performing general edging, trimming and cleanup activities. Property owners or their designees are prohibited from trimming trees and performing other activities within the city rights-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code. The city may, upon the approval of the city manager, mow selected areas of rights-of-way when doing so is found to serve a public interest.
(Code 1958, § 28-37(c); Code 1991, § 22-133; Code 2006, § 62-131; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-25-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988; Ord. No. O-2004-38, § 2, 9-28-2004; Ord. No. 2007-25, § 2, 8-28-2007)

Code Enforcement Officer Comments: **Sidewalks abutting property are dirty/discoled.**

The following steps should be taken to correct the violation:

Comply with City Code section 62-151. - Clean and maintain sidewalks abutting property.

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 4/1/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 4/1/2023, a Notice of Violation and/or citation will be issued.

766-385-5140

bseiva@coralgables.com

October 24, 2022

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