



# 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

06/30/2021

### Summons to Appear

The City of Coral Gab  
VS  
**ZEBRA PROPERTIES INC % BURGER KING #71**  
**P O BOX 020783**  
**MIAMI FL 33102**

91 7108 2133 3932 7387 0887

Case #: CE295174-071320

Folio #: 0341080061700

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

395 ALCAZAR AVE LOTS 42 TO 48 INC BLK 19  
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, section 105-23, F.B.C. - section 105.4.1.1.** If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

**Ch. 105-26 City Code (EXP): Expired/ abandoned permit# BL-15-03-4374** covering proposed alteration, repair, replacement, installation, or construction on the roof of the building.

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

**Remedy:** Please re-activate the permit BL-15-03-4374, call for all pending inspections, pass pending inspections and close out permit.

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 7/21/2021 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.**

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 7/21/2021 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:
  - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.****



Ivonne Cutie, Clerk  
Code Enforcement Board

**Martha Delgado**  
Code Enforcement Officer  
**305 569-1819**  
[mdelgado@coralgables.com](mailto:mdelgado@coralgables.com)