

January 31, 2023



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

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

91 7108 2133 3932 5947 6874

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-08-1094

Segovia Villas LLC  
2137 NE 2 Ave Unit 201  
Coral Gables, FL 33127

Folio: 0341170910020

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

**3510 Segovia Street**

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

Work without a Permit - Sec. 105-26 - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be established in section 1 - 7. Florida Building Code 105 (A) 105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Code Enforcement Officer Comments: Installing artificial turf in front and rear without required permit.

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

Remedy:

Comply with City Code section 105-26 - obtain "after the fact permit" for installed artificial turf/or remove and re-sod.

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 **2/15/2023** 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.**

**Lynn Schwartz**

Code Enforcement Officer

**lschwartz@coralgables.com**

**(305) 460-5273**

*Drew Sheppard*

Code Enforcement Clerk