



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

08/11/2022

91 7108 2133 3932 7045 3618

Summons to Appear

The City of Coral Gables

Case #: CE301161-032421

vs

RICHARD B SILVER TR C/O ALTUS GROUP US INC

PO BOX 92129

SOUTHLAKE TX 760922129

Folio #: 0341170059010

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

3100 DOUGLAS RD ALL OF BLKS 32 & 42 INCL
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.

Transferred to EnerGov NOVI-22-04-0083

Permits FD-20-09-4727, FD-15-09-4788, FD-17-12-1531, FD-15-09-4788, FD-15-09-4631, FD-11-09-6922 are expired and were not finalized.

The following steps should be taken to correct the violation:

Remedy: Must reactivate , obtain any and all pending inspections, finalize permit. Please contact permit Dept. at
(305)460-5245

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 **9/21/2022** 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:**

- o **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
- o **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 9/21/2022 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.**



Clerk
Code Enforcement Board

Juan Carlos Garcia
Code Enforcement Officer
305 460-5274
jgarcia3@coralgables.com