



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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02/27/2019

Case #: CE283651-012419

## Notice of Violation

**DENNIS DEIDA LLC  
922 NE 78 ST  
MIAMI FL 33138**

Folio #: 03-5118-006-0790

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **881 SAN PEDRO AVE**, Coral Gables, FL.

The violation(s) found was:

**Violations: City Code - Chapter 105. Minimum Housing.**

**Code Enforcement Officer Comments: Roof, fascia, eaves, gutters, stonework are dirty, peeling, discolored and/or in need of paint. Front door, garage door, wooden trim(s) and window pane are in disrepair.**

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

**Remedy: Must make necessary repairs, clean and paint any and all items noted above. Obtain any required approvals and permits, if needed, prior to commencing work.**

**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.**

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **3/29/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

(over)

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **3/29/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

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**Adolfo Garcia**  
Code Enforcement Officer  
**305 569-1829**  
**agarcia2@coralgables.com**