

May 4, 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

7019 1640 0001 2642 6308

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-23-01-1664

US BANK TRUST NA TRS  
230 719 4 AVE SOUTH  
LETHBRIDGE T1J 0P1, AB

Folio: 0341070160400

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

1229 Alhambra Circle

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

Maintenance Requirements Sec 34-203(c-e) - Sec. 34-203. - Maintenance requirements.  
(c)Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes.(d)Yard maintenance shall include  
, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed  
specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or  
similar material.(e)Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape  
and removal of all trimmings and dead vegetation.

(Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments: Dead and or missing sod and landscaping on private property.

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

Remedy:

Must replace dead or missing sod and landscaping in front of property.

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 5/17/2023 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.**

**Juan Carlos Garcia**

Code Enforcement Officer  
**jgarcia3@coralgables.com**  
**(305) 460-5274**

*Dewi Sheppard*

Code Enforcement Clerk