

December 29, 2022



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 6226 1337

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-22-09-1342

MING TIEN
30 Leucadendra Avenue
Coral Gables, FL 33156-2326

Folio: 0341320190670

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

30 Leucadendra Avenue

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

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs;
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally
sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks,
loose plaster and similar conditions so serious as to endanger the safety of occupants or to
seriously mar the attractiveness of the premises.
(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959;
Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof,walls, soffits, facia, and driveway are dirty and discolored.

The following steps should be taken to correct the violation:

Remedy:

Must wash roof, facsia, overhangs, walls, garage door, driveways.

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 **1/18/2023** 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.**

Nicholas MacDonald

Code Enforcement Officer

nmacdonald@coralgables.com

(786) 815-6671



Code Enforcement Clerk