



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Baltimore Way, Suite 100

10/7/2018

Case #: CE277362-042618

### Notice of Violation

GUSTAVO DUQUE

111 SW 24 RD

MIAMI FL 33129

Folio #: 0341080091920

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 12 PHOENETIA AVE, Coral Gables, FL

The violation(s) found was:

**Violations:**

- City Code - Chapter 105. Minimum Housing.

Code Enforcement Officer Comments: Property violation MIN C.C. Sec 105 Property is in need of maintenance and or repair.

Dirty walls , dirty window sills, broken asphalt driveway and parking area, broken roof tiles, dead tree on property, mismatched paint on walls.

The following steps should be taken to correct the violation:

**Remedy:** Must clean walls, clean window sills, repair asphalt on driveway and parking area, repair all broken roof tiles, remove dead tree from property, must make touched up sections of paint match existing. Must obtain all necessary permits and inspections.

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 7/16/2018 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 presented to 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.

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 7/16/2018 para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de ser presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. En esa oportunidad de explicar a los ciudadanos que sirven en esta Junta las razones por la cual continúa.



# 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

09/14/2018

## Summons to Appear

The City of Coral Gables

vs

**GUSTAVO DUQUE**  
111 SW 24 RD  
MIAMI FL 33129

Case #: CE277362-042618

Folio #: 0341080091920

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

12 PHOENETIA AVE PB 25-69  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101.168 of the City Code of the City of Coral Gables by:

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

**Property violation MIN C.C. Sec 105**

**Property is in need of maintenance and or repair.  
Dirty walls , dirty window sills, broken asphalt driveway and parking area, broken roof tiles, dead tree on property, mismatched paint on walls.**

The following steps should be taken to correct the violation:

**Remedy:** Must clean walls, clean window sills, repair asphalt on driveway and parking area, repair all broken roof tiles. remove dead tree from property, must make touched up sections of paint match existing. Must obtain all necessary permits and inspections.

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 10/17/2018 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.

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 10/17/2018 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

CE277362

9/14/18, 1:18 PM



# CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

04/26/2018

Case #: CE277362-042618

## Code Enforcement Violation Warning

GUSTAVO DUQUE

111 SW 24 RD

MIAMI FL 33129

Folio #: 0341080091920

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **12 PHOENETIA AVE, Coral Gables, FL.**

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Violation(s):**

- City Code - Chapter 105. Minimum Housing.

**Code Enforcement Officer Comments: Property violation MIN C.C. Sec 105 Property is in need of maintenance and or repair.**

**Dirty walls , dirty window sills, broken asphalt driveway and parking area, broken roof tiles, dead tree on property, mismatched paint on walls.**

The following steps should be taken to correct the violation:

**Remedy: Must clean walls, clean window sills, repair asphalt on driveway and parking area, paint match existing. Must obtain all necessary permits and inspections.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

**The Code Enforcement Division will re-inspect the property on 6/4/2018** to determine if corrective measures have been completed. If corrective measures have not been completed by **6/4/2018**, a Notice of Violation will be issued.

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.

**Juan Carlos Garcia**  
Code Enforcement Officer

**305 460-5274**  
**jpgarcia3@coralgables.com**

Ce# 277362