

Nov 30, 2021 at 1:11 PM

NO SOLICITING



CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

11/29/2021

Case #: CE306210-112921

Code Enforcement Violation Warning

CE306210

EPULARE LLC  
1642 GRANADA BLVD  
CORAL GABLES FL 33134

Folio #: 03-4108-006-0050

Dear Property Owner and/or Occupant:

228 Madeira Ave.

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 228 MADEIRA 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, section 105-27. Property is in need of maintenance by one of the following: needs painting, repairs, and/or awnings in need of repair.

Code Enforcement Officer Comments: Exterior of property requires maintenance: Roof, walls, front porch, walkway, sidewalk and lion statues are dirty. Soffit and fascia in disrepair. Sewage backup on private property causing backup onto city right of way.

The following steps should be taken to correct the violation:

Remedy: Must clean and/or paint property. Repair septic issue. Obtain approvals and permits.

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 12/30/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 12/30/2021, 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.

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.