



# 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

10/07/2021

## Summons to Appear

The City of Coral Gables

VS

**THE GALLERY PLAZA CONDOMINIUM  
ASSOCIATION, INC**

**323 Navarre Ave Suite 100  
Coral Gables FL 33134**

**Case #: CE288676-093019**

**Folio #:**

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

323 NAVARRE AVENUE  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

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

**walls are dirty and missing paint , dirty and broken decorative keystone, awnings are dirty and in disrepair, broken and dirty perimeter concrete wall. beauty salon parking area asphalt is broken and area is missing parking space lines.**

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

**Remedy:** Must clean and correct paint on all exterior walls, Must clean and repair all decorative keystone, must clean and repair all awnings, must clean and repair perimeter concrete wall. must clean and repair beauty salon parking area and restripe parking spaces. 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 **10/20/2021** 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.

#### **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.**

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 **10/20/2021** 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 discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:**
  - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

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Ivonne Cutie, Clerk  
Code Enforcement Board

**Juan Carlos Garcia**  
Code Enforcement Officer  
**305 460-5274**  
**jgarcia3@coralgables.com**