



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

7/25/2023 9:39:53 AM

Case #:NOVI-23-06-2361

Notice of Violation

3909 PONCE DE LEON LLC

3903 PONCE DE LEON BLVD

CORAL GABLES, FL 33134

7021 1970 0001 3327 8368

Folio #: 0341170074311

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

3903 PONCE DE LEON BLVD, Coral Gables, FL 33134

The violation(s) found was:

Alleys, swale & ROW to be kept clean and mowed - Sec. 62-151. - Alleys, swale areas and rights-of-way to be kept clean and mowed.

All owners of unimproved property and occupants, or occupants and owners of improved property shall maintain their property in a clean, litter-free and mowed condition, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or rights-of-way up to the edge of pavement of any public street. Maintenance shall include, but not be limited to, mowing the grass and performing general edging, trimming and cleanup activities. Property owners or their designees are prohibited from trimming trees and performing other activities within the city rights-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code. The city may, upon the approval of the city manager, mow selected areas of rights-of-way when doing so is found to serve a public interest.

(Code 1958, § 28-37(c); Code 1991, § 22-133; Code 2006, § 62-131; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988; Ord. No. O-2004-38, § 2, 9-28-2004; Ord. No. 2007-25, § 2, 8-28-2007)

Code Enforcement Officer Comments: Sidewalk in disrepair, IE cracks throughout

The following steps should be taken to correct the violation:

Repair cracks in sidewalk, must obtain approval and permits from public works (305) 460-5000. Comply with City Code section 62-151.

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.

305-460-5273

Ischwartz@coralgables.com

The Code Enforcement Division will re-inspect the property on 8/25/2023 to determine if corrective measures have been completed. If the violation(s) has not been completed 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. If you cannot reach the officer listed, please contact: Antoine Loar, Code Enforcement Manager at (305) 569-1823 or aloar@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

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