

September 8, 2023



Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, 2nd floor

9489 0090 0027 6516 4901 95

Summons to Appear

The City of Coral Gables
vs

Case #: CE303693-062121

SDI MATTO JV HOLDCO LLC
2600 DOUGLAS RD 901
CORAL GABLES FL 33134-6801
or
ELVIS MONS
12600 SW 37TH TER
MIAMI, FL 33175

Folio: 0341170058870

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

3195 Ponce de Leon Blvd.

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

City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: interior demolition and remodeling without a permit.

The following steps should be taken to correct the violation:

Remedy:

Must obtain all necessary permits and inspection and finalize permit.

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 9/20/2023 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.**

Lynn Schwartz

Code Enforcement Officer

lschwartz@coralgables.com

(305) 460-5273

Dewi Sheppard

Code Enforcement Clerk