



19 May 2021
01:35:49
Leon Blv



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

05/18/2021

91 7108 2133 3932 5958 3664

Summons to Appear

Case #: CE284357-022019

The City of Coral Gables
vs
217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES FL 33146

CE284357

Folio #: 0341080050240

You, as the Owner and/or Occupant of the premises at:
217 MADEIRA AVE LOTS 15 & 16 BLK 2
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, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Expired Permits
BL16012664 is expired

The following steps should be taken to correct the violation:

Remedy: Must renew permit and obtain all necessary 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 6/17/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

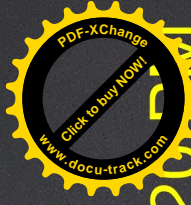
City Hall
405 Biltmore Way
Coral Gables, Florida 33134

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:

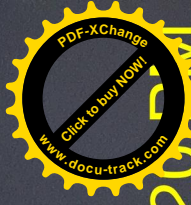
- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - the City Code requires that you replace the structure with a similar historically-appropriate structure; and
 - the property will no longer qualify for an historic preservation tax exemption.



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CITY OF CORAL GABLES
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2/20/19, 1:20 PM



284357



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

02/20/2019

Case #: CE284357-022019

Code Enforcement Violation Warning

217 Madeira

217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES FL 33146
Folio #: 0341080050240

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 **217 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 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: Expired Permits
BL16012664 is expired

The following steps should be taken to correct the violation:

Remedy: Must renew permit and obtain all necessary 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 3/23/2019 to determine if corrective measures have been completed. If corrective measures have not been completed by **3/23/2019**, 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.

2/20/19, 1:20 PM



30 Jan 2020
10:45 55 A
Leon Blv



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

201557

01/27/2020

Case #: CE284357-022019

Notice of Violation

217 MADEIRA LLC
5606 RIVIERA DRIVE
CORAL GABLES FL 33146

Folio #: 0341080050240

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **217 MADEIRA AVE,** Coral Gables, FL.

The violation(s) found was:

Violations:

- **City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.**

Code Enforcement Officer Comments: Expired Permits

BL16012664 is expired

The following steps should be taken to correct the violation:

Remedy: Must renew permit and obtain all necessary 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 3/1/2020 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 scheduled for a hearing before 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.

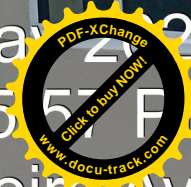
The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

If 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:



19 Mar 2021
01:35:57 PM



FL, Coral Gables, Central Gables, Madeira Av

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