



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

01/16/2026

Case #: NOVI-22-08-1132

Notice of Intent to Lien

7020 1290 0000 1065 2764

MMSDDR PONCE, LLC
C/O PABLO RODRIGUEZ
REGISTERED AGENT
ONE S.E. 3RD AVE., STE 2950
MIAMI, FL 33131-1722

Folio #: 03-4117-005-4140

Property Address: 2700 Ponce de Leon Blvd, Coral Gables, FL 33134-6005

Dear Violator(s):

On October 19th, 2022, the City's Code Enforcement Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$ 261,108.75 which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing. Your immediate attention to this matter would be appreciated. Please call me at 305-460-5273 to discuss your options regarding fines associated with case number CASE # NOVI-22-08-1132.

Estimado infractor(es):

En, 12 de marzo, 2025, la Junta de Aplicación del Código de la Ciudad sometió una orden en este asunto fijando un plazo para el cumplimiento de esta orden y aceptando la acumulación de multas por cada día en que el incumplimiento continúe y para el pago de los gastos administrativos y costos de multa por cada día según corresponda ("Orden"). De acuerdo con nuestros registros, usted no cumplió con la fecha límite en la orden ni pagó los costos. Además, se han acumulado multas que tampoco se han pagado. Por lo tanto, la Ciudad tiene la intención de registrar una copia certificada de la Orden en los Registros Públicos del Condado de Miami-Dade, Florida, que constituirá un gravamen.

El monto debido hasta la fecha es \$ 261,108.75, el cual puede estar acumulando multas adicionales sobre una base diaria y puede incluir costos administrativos e investigativos.

Feb 1, 2026