



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

91 7108 2133 3932 7386 1427



Need to search or
appeal your citation?

Summons to Appear

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

July 1, 2024

Case #: NOVI-24-05-7874

Folio: 0341170074200

The City of Coral Gables
vs

PONCE DE LEON MANAGEMENT LLC
1871 NW NORTH RIVER DR
MIAMI, FL 33125

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

3621 PONCE DE LEON BLVD

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

Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7.

Florida Building Code 105- [A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

The following steps should be taken to correct the violation:

Remedy: Cease and desist all unpermitted work. Must obtain all necessary permits.

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 7/17/2024 at 08:30 AM in the ~~Commission Chambers, located on the second floor of:~~ **1st Floor**

~~City Hall~~
~~405 Biltmore Way~~
Coral Gables, FL 33134

427 Biltmore Way **to**

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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Angelica Lugo

Code Enforcement Officer

alugo@coralgables.com

A handwritten signature in black ink that reads "Ilui Sheppard". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Code Enforcement Board Clerk