



# 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

08/17/2021

## Summons to Appear

The City of Coral Gables  
vs  
**SIDONIA 110 LLC**  
**2550 DOUGLAS RD #301**  
**CORAL GABLES FL 33134**

Case #: **CE301481-040621**

Folio #: **0341080092770**

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

110 SIDONIA AVE PB 25-69  
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 105-27. Property is in need of maintenance by one of the following: needs painting, repairs, and/or awnings in need of repair.**

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

**Property requires maintenance: Exterior and interior walls & ceilings, front entry steps, all stairwells, stair handrails & railings, walkways are dirty and/or discolored. Asphalt parking lot is in disrepair. Plumbing and mechanical work without approval and permit.**

**The following steps should be taken to correct the violation:**

**Remedy: Must clean and/or paint. Obtain approval and permit.**

Obtain approval and permit for all plumbing and mechanical work.

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 9/15/2021 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:**

- o the City Code requires that you replace the structure with a similar historically-appropriate structure; and
- o the property will no longer qualify for an historic preservation tax exemption.

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 9/15/2021 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108,75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.
- Es posible que también deba reparar o restaurar la estructura histórica.
- Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:
  - o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y
  - o La propiedad ya no será elegible para una exención de impuestos por preservación histórica.



Ivonne Cutie, Clerk  
Code Enforcement Board

**Martha Delgado**  
Code Enforcement Officer  
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