



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

9489 0090 0027 6518 8600 88

9489 0090 0027 6517 2705 74

May 20, 2024

Via Certified Mail

GABLES VILLAGE PROPCO LLC
301 ALMERIA AVE 330
CORAL GABLES, FL 33134

Re: Ticket No. TICK-24-03-16420
Address of Violation: 504 Malaga Avenue

Dear Property Owner:

This letter is in response to your request for a hearing to appeal the above citation, issued by Code Enforcement Officer Brayan Selva, on 3/2/24 for

Sec. 105-28. - Construction and dredging, at night, on weekend days and holidays. (b) Construction prohibited. Construction (i.e., pile driving operations, demolition, excavations, concrete pours, etc.) is prohibited on weekends and holidays as set forth in this section. No construction, alteration or general repair of any building, structure, or other item for which a permit to construct, alter or repair is required by any ordinance of the city shall be done in the city before the hour of 7:30 a.m. or after 6:00 p.m. on any Monday, Tuesday, Wednesday, Thursday or Friday. No construction work shall be performed on any Saturday before the hour of 9:00 a.m. and after the hour of 5:00 p.m. No exterior construction shall be performed on any Saturday, at any time, in the city's residential zones or within 100 feet of said zones, except: (1) Work being performed by a property owner/resident under an owner-builder permit; (2) Work being performed by a property owner/resident that does not require a permit; and (3) Power/pressure cleaning of sidewalks, driveways or roofs. No construction, alteration or repair of any building, structure or other item shall be done on any holiday as established by the federal government and on the date observed by the federal government and as established by section 1-2 (which includes December 24th, irrespective of when it is observed by the city). No construction, alteration or repair of any such item shall be done on any Sunday. The 100 feet shall be measured as the distance between the nearest property line for property zoned for residential use and either the property line for typical construction projects (i.e., single family homes, single building sites) or the construction boundary (quasi property line), as determined by the building official, for large sites or staged work. Any deviation from the terms hereof shall be evidenced by a special permit, in writing, issued and signed by the city manager, pursuant to administrative regulation number 1.24. Further, no music or programming that exceeds 60 dB or 10 dB over ambient noise at the property line of a construction site is permitted. (Code 1958, § 8-13.1; Code 1991, § 6-29; Code 2006, § 105-26; Ord. No. 1218, §§ 1—4, 7, 2-21-1961; Ord. No. 2057, § 1, 11-27-1973; Ord. No. 3264, § 1, 8-26-



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

1997; Ord. No. 2007-14, § 2, 3-272007; Ord. No. 2017-02, § 2(105-26), 1-10-2017)

TO WIT: Construction outside allowed hours(Saturdays). Dump trucks making deliveries.

Your case has been scheduled to be reviewed by the hearing officer on Wednesday, June 5, 2024. The administrative hearing will begin at 9:00 a.m. in the Commission Chambers, City Hall, 2nd Floor, 405 Biltmore Way, Coral Gables, Florida 33134.

At that time, you should be prepared to present all evidence in your defense. You have the right to obtain an attorney, at your own expense, to represent you at the hearing.

Failure to appear at the hearing may result in a guilty by default finding by the hearing officer. If you are found guilty, please be advised an administrative fee of \$108.75 will be assessed in addition to the amount of the citation.

Requests for continuance must be received in writing at least (10) ten days prior to the hearing and should include sufficient explanation with regards to the continuance request.

Please be advised that if someone other than the property owner, who was given the above referenced citation will be requesting an appeal or responding before the ticket hearing officer, he or she must provide at the time of the appeal or at time of the hearing a power of attorney from the person who was issued the citation. The power of attorney must be specific, reference the citation number, name the person who will be responding and be signed and notarized. If the property cited is owned by a corporation, a copy of the corporate resolution or minutes identifying that the person who signed the power of attorney is required.

Please make arrangements to comply with these requirements prior to attending the hearing. If you have any questions or are requesting a continuance, please contact: (305) 460-5266.

Thank you for your cooperation in this matter.

A handwritten signature in black ink that reads "Terri Sheppard". The signature is written in a cursive, flowing style.

Sincerely,
Terri Sheppard

NOTE: IF YOU SHOULD NEED A TRANSLATOR, YOU MUST BRING ONE AT YOUR EXPENSE.
NOTA: SI USTED NECESITA UN TRADUCTOR, USTED DEBE TRAER UNO CON USTED A SU COSTO.