



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

05/17/2021

91 7108 2133 3932 5958 3558

CORRECTED DATE Summons to Appear

Case #: CE298568-120420

The City of Coral Gables
vs
4041 PONCE DE LEON BLVD LLC
201 BIRD ROAD
Coral Gables FL 33146

Folio #:

CE 298568

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

4041 PONCE DE LEON BLVD.
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 105-26, F.B.C. - section 105.1. Work done without a permit.

Gravel installation and and chain link fence installation without a permit. vacant lot converted to parking lot with a permit.

The following steps should be taken to correct the violation:

Remedy: Must obtain all necessary permits and inspections or remove fence. Must obtain all necessary permits and inspections to use property as a parking lot or convert back to a green space.

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.