



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

06/24/2022

91 7108 2133 3932 5949 9439

Summons to Appear

The City of Coral Gables
vs
JOSE R TERCILLA JTRS
1520 VALENCIA AVE
CORAL GABLES FL 331342160

Case #: CE291682-030920

Folio #: 0341180021370

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

1520 VALENCIA AVE PB 25-74
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. Minimum Housing.

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

CASE HAS BEEN MIGRATED TO ENERGGOV - SEE CASE NOVI-22-04-0217 FOR FOLLOW UP

MIN - Roof, walls, walkway and sidewalk are all dirty with mold and/or mildew. Shutter on front East side is falling and in disrepair.

WWP - on East side door has not stairs (removed) windows are boarded up.

The following steps should be taken to correct the violation:

Remedy: Clean roof, walls, walkway and sidewalk.

Obtain permit for stair removal and remove boards from windows.

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 **7/20/2022** 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.

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 7/20/2022 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:
 - El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y
 - La propiedad ya no será elegible para una exención de impuestos por preservación histórica.



Clerk
Code Enforcement Board

Lynn Schwartz
Code Enforcement Officer
305 460-5273
lschwartz@coralgables.com