



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

July 26, 2024

Case #:NOVI-24-02-5304

**FIPRO HOLDINGS LLC
201 ALHAMBRA CIR STE 601
CORAL GABLES, FL 33134**

Folio #: 0341080091170

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

3 SANTILLANE AVE, Coral Gables, FL 33134-3115

The violation(s) found was:

**Condition of commercial property(a) - Sec. 105-29. Condition of commercial property
(a)The exterior of all commercial property shall be maintained so as to prevent deterioration or
blight from inadequate maintenance.**

**Code Enforcement Officer Comments: Blue decorative tiles, fascia board, and soffit are in
disrepair. Exterior walls and side perimeter wall next to garbage area are dirty/discolored. Side lot
in need of sealant. Iron railings are rusted and in need of maintenance and/or touch up paint.**

The following steps should be taken to correct the violation:

Clean and maintain exterior of property

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 7/11/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

305-619-1125

sramos2@coralgables.com