



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

10/31/2019

7019 0140 0000 4342 3600

Summons to Appear

The City of Coral Gables

vs

FOUR ACES PROPERTIES II LLC

3195 Ponce de Leon

Coral Gables FL 33134

Case #: CE287037-062019

Folio #: 03-4117-005-8870

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

3195 Ponce de Leon
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.

**INTERIOR WORK DONE WITHOUT APPROVAL OR PERMIT.
Floors, walls, electrical and mechanical. 2nd and 3rd floors**

The following steps should be taken to correct the violation:

Remedy: Must obtain "after the fact" permit for all work done.
Must obtain inspections for all permits to close.

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 **11/20/2019** 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.