



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE288751-100319

10/03/2019 **ABG**
10/11/2019

Notice of Violation

91 7108 2133 3932 7443 1520
Folio #: 03-4132-021-0410

**PERLA MACHAEN & ROBERT F THORNE
8020 LOS PINOS BLVD
CORAL GABLES FL 33143**

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **8020 LOS PINOS BLVD**, Coral Gables, FL.

The violation(s) found was:

- 1. Sections 34-202 and 203 of the City Code - Failure to accurately register the Property as being vacant and in default of the mortgage and failure to maintain the Property.**
- 2. Sections 3-207 (D) of the City Zoning Code - Failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-15-08-5451 and all subpermits for the Structure, which was issued on 1-5-16, had its last approved inspection (for setbacks) on 5-20-16, and expires on 4-30-18 [fines running against owner in case # CE276224-030718].**

The following steps should be taken to correct the violation:

- 1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.**
- 2. Pass final inspection on BL-15-08-5451 and all subpermits for the Structure.**

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 **10/15/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before 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.

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.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **15/10/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

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.**



Adolfo Garcia
Code Enforcement Officer
305 569-1829
agarcia2@coralgables.com



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427 Biltmore Way, Suite 100

Case #: CE288751-100319

10/03/2019 **ABC**
10/11/2019

Notice of Violation

91 7108 2133 3932 7443 1537

BankUnited, N.A.
14817 Oak Lane
Miami Lakes, FL 33016-1517

Folio #: 03-4132-021-0410

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Case #: CE288751-100319

10/09/2019 **ABG**
10/11/2019

Notice of Violation

**Cenlar FSB
425 Phillips Blvd
Ewing, NJ 08618-1430**

91 7108 2133 3932 7443 1544

Folio #: 03-4132-021-0410

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40/03/2019 (ABG)
10/11/2019

Notice of Violation

Safeguard Properties LLC
7887 Safeguard Circle
Valley View, OH 44125-5742

91 7108 2133 3932 7443 1551

Folio #: 03-4132-021-0410

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427 Biltmore Way, Suite 100

Case #: CE288751-100319

10/09/2019 **ABC**
10/11/2019

Notice of Violation

Safeguard Properties LLC
c/o Corporation Service Company
Registered Agent
1201 Hays Street
Tallahassee, FL 32301-2525

91 7108 2133 3932 7443 1568

Folio #: 03-4132-021-0410

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