



# CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: NOVI-22-11-1519

1/5/2023

## Amended Notice of Violation

306 FLUVIA LLC  
C/O DIAZ LEYVA GROUP, PLLC  
REGISTERED AGENT  
1501 VENERA, STE 203  
CORAL GABLES, FL 33146-3032

91 7108 2133 3932 7227 8158

Folio #: 03-4117-007-3890

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **306 FLUVIA AVE**, Coral Gables, FL 33134-7316.

The following violations were found:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant property on [www.ProChamps.com](http://www.ProChamps.com).
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: interior and exterior work without permit, including, but not limited to, driveway, front steps and landing, new garage door to conceal enclosed garage, interior and exterior electrical (including new meter box), mechanical, and plumbing, and rear steps and landing.

**The following steps should be taken to correct the violation:**

1. Register the property as vacant and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits ("Permits") to maintain the property.
2. Cease and desist all unpermitted work and apply for, obtain, and pass final inspection on required after-the-fact Permits to legalize or remove all work done without a permit, as applicable.

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 **2/3/2023** 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 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.

**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 **2/3/2023** 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.**



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