



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

05/05/2022

91 7108 2133 3932 5964 5942

Summons to Appear

The City of Coral Gables
vs
NICHOLAS V. SOANE
1104 MALAGA AVE
CORAL GABLES FL 331346321

Case #: CE302743-052421

Folio #: 0341180031700

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

1104 MALAGA AVE PB 8-108
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:

Violation of Coral Gables City Code.
Violation of Coral Gables Zoning Code.

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property
2. Sections 226, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: repeat violation: Structure's roof, chimney, exterior walls, front and rear steps, patios, and porches, and garage stairs are dirty and in need of cleaning or painting; and front doors are discolored and fading; garage doors are damaged; and some windows are boarded
3. Section 34-104 of the City Code: to wit: repeat violation, there is abandoned vehicle (Jaguar s-type) on the Property.

The following steps should be taken to correct the violation:

- Remedy:**
1. Register the Property as vacant at <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property
 2. Clean roof, chimney, exterior walls, patios, porches, and steps, and stairs, apply for, obtain, and pass final inspection on color pallet approval to paint Structure and any required development approvals, including, but not limited to, building permits for repair of the garage doors and windows
 3. Remove, cover, or register and repair the abandoned vehicle.

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 **5/18/2022** 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 **5/18/2022** 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

Terri Sheppard
Code Enforcement Officer
305 569-1829
tsheppard@coralgables.com