



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

02/03/2022

91 7108 2133 3932 6931 0953

Summons to Appear

The City of Coral Gables
vs

Case #: CE302090-042921

BAUVEN LLC
2525 PONCE DE LEON BVLD 300
CORAL GABLES FL 33134

Folio #: 0341080020890

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

600 MADEIRA AVE LOTS 12 & 13 BLK 8
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:

The following violations were found:

1. Section 34-55 of the City Code and Section 220 and 227 of Chapter 105, Minimum Housing Code, of the City Code; to wit: a birdbath bowl and dead leaves and palm fronds.
2. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and register a vacant Property.
3. Sections 226, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the perimeter wall ("Wall"): Failure to maintain the Wall, which is dirty and needs painting.
4. Sections 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home ("Structure"): Failure to maintain the Structure by allowing: roof leaks, dirty and stained roof; rotted rafter tails, soffits, and eaves; loose plaster to fall from the ceiling; dirty exterior walls and air conditioner enclosure in need of painting.
5. Sections 311 and 316 of Chapter 105, Minimum Housing Code, of the City Code; to wit: electricity service wires for the Structure have been severed.

The following steps should be taken to correct the violation:

Remedy: The following steps should be taken to correct the violations:

6. Register the property as vacant on the City's abandoned real property registry on www.prochamps.com and shall maintain the Property as set forth herein.
7. Clean the Wall and walls of the Structure and remove the birdbath bowl and dead leaves and palm fronds.
8. Clean or place a white or tan cover or tarp on the roof of the Structure.
9. Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits and color palette approvals, to correct the violations that require permits ("Permits")(i.e. repair of the roof and ceiling of the Structure and painting of the Wall and Structure). Please note that, in order to pass final inspection on the demolition permits, you must lay down sod and remove any temporary construction fence.

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 2/16/2022 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 2/16/2022 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

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