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March 23, 2016

Sent via first class and certified mail,  
return receipt requested, to:  
return receipt number: 7015 1520 0001 9026 0175

Valerie A. Fernandez  
306A W. North Street  
Tampa, FL 33604-6019

**Re: Notice of violations and further enforcement action regarding  
abandoned real property located at 1411 Mantua Avenue, Coral  
Gables, FL 33146-1626 (“Property”)**

Dear Ms. Fernandez:

This office represents the City of Coral Gables, Florida (“City”). Valerie A. Fernandez (hereinafter referred to as “You”) is listed as the former owner of the Property in the records of the Miami-Dade County Property Appraiser and as former owner of the Property in the Miami-Dade County public records. Since you are appealing the foreclosure of the Property, you may once again be its owner.

As former owner, the City has brought code enforcement actions against you for failure to maintain the Property. The City has also recorded numerous special assessment liens against the Property for its costs in taking action to maintain the Property when the responsible parties have failed to do so. In spite of the City’s efforts, the Property remains abandoned and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the attached list of violations.

You are hereby notified that the City will file a lawsuit for further enforcement action which may include any or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver at the expense of the responsible parties; 3) foreclosure on the City’s code enforcement and special assessments liens; or 4) forfeiture pursuant to applicable law. Please be advised that the City’s code enforcement liens attach to all non-exempt real and personal property of the violator(s) named in the code enforcement order and that the City will seek its attorneys’ fees and costs.

You are also notified that, pursuant to Section 34-174 of the City Code, the failure to maintain a vacant property that is listed on the City’s abandoned real property

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registry (“Registry”) is punishable by a fine not exceeding \$500 for each offense, or imprisonment of the responsible individual(s) for a term not exceeding 60 days, or by both such fine and imprisonment in the discretion of the judge. There is a rebuttable presumption of a violation of this provision if a vacant property has two or more violations of the City’s Minimum Housing Code or the registration and maintenance provisions of the Code for a period of 60 days or more after the City notifies the owner or mortgagee.

Should you wish to bring this property into compliance voluntarily and possibly avoid further enforcement action, you must contact me within seven days of the date of this letter.

Please govern yourself accordingly.

Very truly yours,



Alexander L. Palenzuela

cc: Craig E. Leen  
City Attorney  
City of Coral Gables

**List of Violations for 1411 Mantua Avenue**

	<u>Code Section</u>	<u>Description of Violation</u>	<u>Corrective Action Required</u>
1.	Sections 278, 280, 281, and 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code	Porch in disrepair	Apply for and obtain any necessary permits to repair and paint porch
2.	Section 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code	Roof is dirty/mildewed and is in need of cleaning	Clean roof
3.	Section 281, 279, and 289 of Chapter 105, Minimum Housing Code, and Section 34-166, Abandoned Real Property, of the City Code	Roof is in disrepair	Apply for and obtain any necessary permits to repair roof
4.	Section 34-165, Abandoned Real Property, of the City Code	Outdated information on Registry incorrectly indicates that property is occupied	Update Registry to reflect that it is vacant
5.	Section 34-21 of the City Code and Section 34-	Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris	Maintain the landscaping, mow the lawn, and clear the property of all trash and

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	166, Abandoned Real Property, of the City Code		debris
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