



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

11/05/2018

Case #: CE280981-100518

Notice of Violation

**BILTMORE APARTMENTS OWNER LLC
295 MADISON AVE 2FL
NEW YORK NY 10017**

Folio #: 03-4118-004-0901

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **931 CATALONIA AVE**, Coral Gables, FL. The violation(s) found was:

- **Violation of Coral Gables City Code.
TRA - Failure to maintain the premises free of litter**

Code Enforcement Officer Comments: Trash & debris around property and allowing pets to defecate on walkway along east side of property causing foul odor and hazard to health.

Sec. 10-4. - Removal of animal feces.

(a) Any person owning, possessing, harboring or having the care, charge, control or custody of any animal shall immediately remove and thereafter dispose of any fecal matter deposited by the animal on public or private property within the city (other than upon the property of the owner of the animal) unless the owner or person in lawful possession of the property has consented to such deposit. For the purpose of compliance with this section, animal fecal matter shall be immediately removed by placing the matter in a closed or sealed container and thereafter disposing of it by depositing the matter in a trash receptacle, sanitary disposal unit, or other closed or sealed container.

The following steps should be taken to correct the violation:

Remedy: Must clean up all trash & debris from property and pick up all feces from walkway on side of home. Maintain area clean and free of trash & debris, and animal feces at all times.

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 **11/11/2018** 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 **11/11/2018** 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.



Carlos Correa

Code Enforcement Officer

305 569-1823

ccorrea@coralgables.com