



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

11/2/20

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

Summons to Appear

91 7108 2133 3932 6994 9726

The City of Coral Gables
vs

Case #: CE297838-103020

ESTATE OF ELISA GORAYEB
c/o LIZABETH SANCHEZ
9781 SW 93 TER
MIAMI, FL 33176-1818

Folio #: 03-4108-001-1590

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

528 Giralda Ave

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

1. Section 34-55 of the City Code, to wit: failure to consistently maintain the Property, including but not limited to, by allowing overgrown vegetation, including vegetation that has grown over the sidewalk
2. Sections 34-202 and 203 of the City Code; to wit: failure to register the Property as vacant and in default of a mortgage and failure to maintain the Property
3. Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, to wit: As to the Structure: Roof in disrepair (leaks) and plastic cover placed on roof

The following steps should be taken to correct the violation:

1. Consistently remove the overgrown vegetation from the Property and from over the sidewalk
2. Register the Property on the registry for vacant properties and correct all code violations as set forth herein
3. Remove plastic cover and apply for, obtain, and pass final inspection on all required permits to repair/replace roof

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear via Zoom before the Code Enforcement Board for a hearing on **11/18/2020** at 8:30

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or call: Tel: 305-461-6769; Meeting ID 589 262 6316

Please see the attached procedures for remote hearings. Anyone who wishes to testify, must appear by video. Should you not have access to Zoom or need assistance with how to access it, please call Ivonne Cutie at (305) 460-5266.

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 via Zoom al frente de la Junta del Cumplimiento del Código para una audiencia el 11/18/2020 a las 8:30 a.m.

Join Zoom Meeting

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Favor de consultar los procedimientos adjuntos para las audiencias remotas. Cualquiera que desee testificar, debe comparecer por video. Si no tiene acceso a Zoom o necesita ayuda para acceder a él, llame a Ivonne Cutie al (305) 460-5266.

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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.**



Ivonne Cutie, Clerk
Code Enforcement Board

Gerardo Roman
Code Enforcement Officer
305 569-1821
groman@coralgables.com



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427 Biltmore Way, Suite 100

11/2/20

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

Summons to Appear

91 7108 2133 3932 6994 9733

The City of Coral Gables
VS

Case #: CE297838-103020

**GENWORTH FINANCIAL HOME EQUITY ACCESS,
INC. f/k/a LIBERTY REVERSE MORTGAGE, INC.
10951 WHITE ROCK ROAD, STE 200
RANCHO CORDOVA, CA 95670-6366**

Folio #: 03-4108-001-1590

You, as the First Mortgagee of the premises at:

528 Giralda Ave

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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:**
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Dade County, Florida

Summons to Appear

91 7108 2133 3932 6994 9740

The City of Coral Gables
vs

Case #: CE297838-103020

**FIVE BROTHERS MORTGAGE COMPANY
SERVICES AND SECURING INC.
c/o CORPORATION SERVICE COMPANY
REGISTERED AGENT
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525**

Folio #: 03-4108-001-1590

You, as the Property Manager of the premises at:

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