

Law Offices of
Alexander L. Palenzuela, P.A.

1200 Brickell Avenue
Suite 1440
Miami, FL 33131-3205
www.alp-law.com

Main (305) 375-9510 ext. 303
Direct +1 (305) 417-9007
Fax (305) 375-9511
alp@alp-law.com

April 24, 2019

***Posted at the Property and
Sent via First Class and Certified Mail,
Return Receipt Requested
(Receipt No. 7016 3560 0001 1023 3730)***

3411 Granada LLC
c/o Zeriosha Zapata
Registered Agent
8491 NW 17 St, Ste 101
Miami, FL 33126-1025

**Re: Notice of violations and further enforcement action regarding real property
located at 3411 Granada Boulevard, Coral Gables, FL 33134-6373
("Property")**

Dear Mr. Zapata:

This office represents the City of Coral Gables, Florida ("City"). You are listed as the owner of the Property in the records of Miami-Dade County Property Appraiser and in the public records of Miami-Dade County.

As such, the City has brought or is bringing code enforcement actions against you for failure to maintain the Property. In spite of the City's efforts, the Property remains in violation of the City Code 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 list of violations attached to the attached cease and desist letter.

You are hereby notified that the City will file a lawsuit or otherwise pursue 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, if any; 4) forfeiture pursuant to applicable law; 5) the issuance of a code enforcement citation imposing a fine of \$500 per day, as stated in the attached cease and desist letter, pursuant to §§ 2-252 (e)(11) and 2-254 of the City Code; or 6) an unsafe structures proceeding, as applicable. 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.

Mr. Zeriosha Zapata
April 24, 2019
Page 2 of 2

If the violations pertain 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.**

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 provide a plan of action and a timeline, including how you intend to obtain any necessary development approvals and commence and complete the work.

Please govern yourself accordingly.

Very truly yours,



Alexander L. Palenzuela

cc: Miriam Soler Ramos
City Attorney
City of Coral Gables

THE CITY OF CORAL GABLES

OFFICE OF
THE CITY ATTORNEY



The City Beautiful

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

April 24, 2019

***Posted at the Property and
Sent via First Class and Certified Mail,
Return Receipt Requested***

3411 Granada LLC
c/o Zeriosha Zapata
Registered Agent
8491 NW 17 St, Ste 101
Miami, FL 33126-1025

Re: Cease and desist demand regarding violations of the City Code at the premises located at 3411 Granada Boulevard, Coral Gables, FL 33134-6373 ("Property")

Dear Mr. Zapata:

This office represents the City of Coral Gables ("City"). You are hereby notified, as set forth below, that, as the owner of the Property (hereinafter referred to as "You"), you are in violation of the City Code and other applicable law for failure to register and maintain the single-family home and accessory structures (collectively referred to as "Structure") on the Property.

Violations of the City Code

An inspection of the premises and review of City records, conducted on or about January 18, 2018 and February 25, 2019, revealed that you committed the violations of the City Code set forth in the attached List of Violations ("Violations").

In order to correct these Violations, you must take the corrective action described in the attached List of Violations, within seven days of the date of this letter.

Cease and Desist Order

In light of the Violations, we hereby demand, pursuant to §§ 2-252(e)(11) and 2-254 of the City Code, that you correct all of the above-described violations within seven days of the date of this letter. Failure to comply with this cease and desist letter shall result in the issuance of an additional code enforcement citation punishable by a fine of \$500 per day.

Please note that, if you do not correct the Violations, the City will have no choice but to pursue further enforcement action, which may also include, but is not limited to, corrective action, including an action for a court injunction, the appointment of a receiver, or forfeiture; additional code enforcement actions, fines, and liens, including assessment liens; and foreclosure

Mr. Zeriosha Zapata

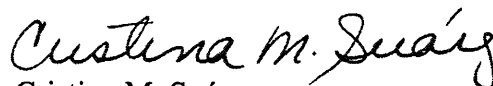
April 24, 2019

Page 2 of 3

on any City liens; including any applicable attorneys' fees and costs. Please contact me no later than seven days of the date of this letter, to confirm that you will cease violating the City Code.

Nothing herein is intended to be a waiver of any of the City's rights and remedies which are expressly reserved, including, but not limited to, the right to issue citations for violations of additional provisions of the City Code.

Sincerely,



Cristina M. Suárez
Deputy City Attorney and
City Prosecutor

cc: Miriam Soler Ramos, City Attorney
William Ortiz, Code Enforcement Division Manager
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Peter J. Iglesias, Assistant City Manager

List of Violations for 3411 Granada Blvd

	Code Section	Description of Violation	Corrective Action Required
1.	Section 34-55 of the City Code	Failure to consistently maintain lot by allowing overgrown hedges and grass and weeds on the patio and dead vegetation (leaves and palm fronds) on the Property and swale and by allowing water in the swimming pool and pond in the rear yard to become stagnant	Consistently mow grass and trim hedges and remove weeds and dead vegetation from Property and swale and drain and cover or clean swimming pool and pond in rear yard
2.	Sections 34-202 and 34-203 of the City Code	Failure to provide all required information for the Property registration (missing last inspection date) and failure to maintain, as set forth herein, abandoned Property	Provide all information missing from the Property registration and maintain the Property, as set forth herein
3.	Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code	Dirty and broken accessory structure (fountain) that is full of dead vegetation (leaves) in the front yard	Clean and repair fountain and remove all dead vegetation
4.	Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code	The Structure's roof, driveway, patio, and walls are dirty and portions of the walls lack any paint	Clean roof, driveway, patio, and walls and pass final inspection on color pallet approval/permit to paint Structure, as required
5.	Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code	Allowing the building permit for renovation of Structure [permit # BL-17-03-1081 for the roof and BL 17-06-1622 for the renovations ("Permits")] to expire on 05-25-18 and 12-09-18, respectively)	Apply to re-open and pass final inspection on all required permits to complete the Structure
6.	Sections 3-207(D) of the City Zoning Code	Failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits and all subpermits for the Structure, which were issued on 3-7-2017 for the roof and 8-7-17 for the renovations 10-07-15, and which expired as set forth above	Pass final inspection on all required permits to complete the Structure