



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE279280-072518

08/13/2018

Amended Notice of Violation

EDGEWATER FIFTY ONE INC
1421 URBINA AVE
CORAL GABLES FL 331461927

Folio #: 0341290410280

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **11 E EDGEWATER DR**, Coral Gables, FL.

The violations found were:

- 1. Secs. 34-202 and 203 of the City Code, to wit: Failure to register and maintain, as set forth herein, vacant Property.**
- 2. Sec. 105-26 of the City Code, Sec 105.1 of the Florida Building Code, and Sec. 3-207 of City Zoning Code, to wit: Plumbing work without a permit.**
- 3. Sec. 105-29 of the City Code, to wit: Failure to maintain a commercial by allowing the exterior building surfaces to become dirty and paint and walls and fascia and soffits to become chipped, pitted, cracked, discolored, or to peel or fade.**
- 4. Secs. 105-219, 105-221, 105-227, 105-340, and 105-341 of the City Code, to wit: Failing to adequately maintain the plumbing systems so as to allow an accumulation of wastewater/sewage on the exterior of the structure.**
- 5. Secs. 105-255 and 105-278 of the City Code, to wit: The Structure's walls are dirty and the paint on the fascia is chipped, pitted, cracked, discolored, or is peeling or fading.**
- 6. Secs. 105-221, 105-340, and 105-341 of the City Code, to wit: Failure to maintain plumbing as to cause leaks of water and sewage within the structure.**
- 7. Secs. 105-250, 105-253, 105-254, 105-255, 105-278, and 105-341 of the City Code, to wit: Soffit vents are damaged and lack screens to keep out vermin.**
- 8. Secs. 105-281 and 105-427 of the City Code, to wit: Insect (German cockroach) infestation inside the Structure.**

The following steps should be taken to correct the violation:

- 1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.**
- 2. Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or demolish all plumbing work done without a permit, as applicable.**
- 3. Clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint Structure, as required.**
- 4. Apply for, obtain, and pass final inspection on all required permits to repair plumbing and remove any accumulated wastewater/sewage.**
- 5. Clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint structure, as required.**
- 6. Apply for, obtain, and pass final inspection on all required permits to repair plumbing.**
- 7. Repair soffits and install screen in soffit vents.**

8. Fumigate, install screen in soffit vents, and take all other required action to eliminate the insect infestation.

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 **8/20/2018** 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.

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 **8/20/2018** 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.

Joseph Paz
Code Enforcement Officer
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