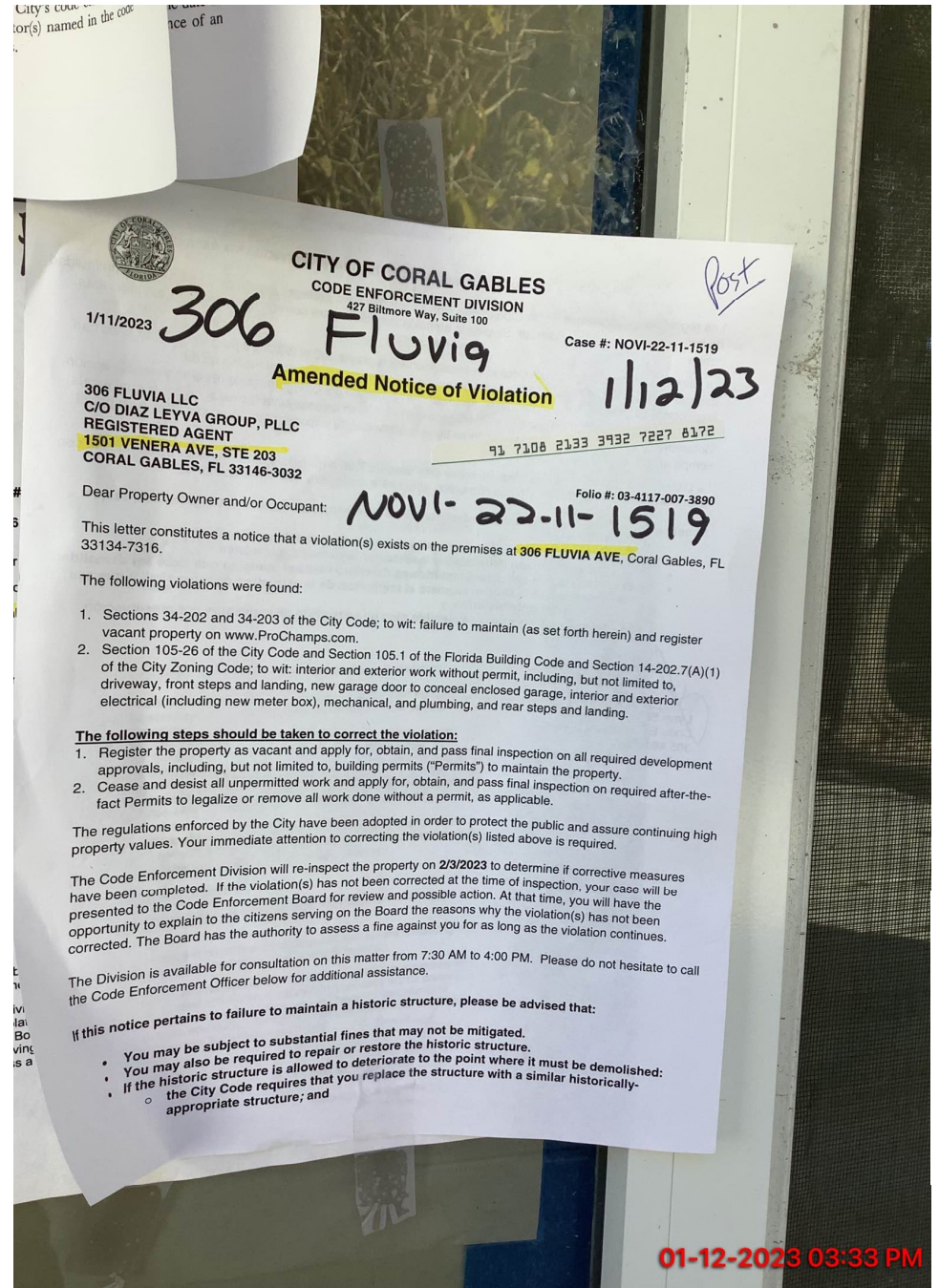




01-12-2023 03:33 PM



City's code...
or(s) named in the code...
of an



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

1/11/2023

306 Fluvia

Case #: NOVI-22-11-1519

Post

11/2/23

Amended Notice of Violation

306 FLUVIA LLC
C/O DIAZ LEYVA GROUP, PLLC
REGISTERED AGENT
1501 VENERA AVE, STE 203
CORAL GABLES, FL 33146-3032

91 7108 2133 3932 7227 8172

Folio #: 03-4117-007-3890

Dear Property Owner and/or Occupant:

NOVI-22-11-1519

This letter constitutes a notice that a violation(s) exists on the premises at 306 FLUVIA AVE, Coral Gables, FL 33134-7316.

The following violations were found:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant property on www.ProChamps.com.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: interior and exterior work without permit, including, but not limited to, driveway, front steps and landing, new garage door to conceal enclosed garage, interior and exterior electrical (including new meter box), mechanical, and plumbing, and rear steps and landing.

The following steps should be taken to correct the violation:

1. Register the property as vacant and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits ("Permits") to maintain the property.
2. Cease and desist all unpermitted work and apply for, obtain, and pass final inspection on required after-the-fact Permits to legalize or remove all work done without a permit, as applicable.

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 2/3/2023 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:
 - o the City Code requires that you replace the structure with a similar historically appropriate structure; and

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