

Law Offices of  
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April 10, 2018

***Posted at the Property and  
Sent via First Class and Certified Mail,  
Return Receipt Requested  
(Receipt No. 7016 3560 0001 1023 3617)***

Milady White  
431 Vilabella Ave  
Coral Gables, FL 33146-1715

**Re: Notice of violations and further enforcement action regarding real property  
located at 431 Vilabella Avenue, Coral Gables, FL 33146-1715 (“Property”)**

Dear Ms. White:

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 citation, as stated in the attached cease and desist letter, pursuant to § 2-203 of the City Code, which may result in the issuance of an additional code enforcement citation, punishable by a fine of \$500 per day; 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.

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.

Ms. Milady White  
April 10, 2018  
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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



*The City Beautiful*

OFFICE OF  
THE CITY ATTORNEY

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

April 10, 18

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

Milady White  
431 Vilabella Ave  
Coral Gables, FL 33146-1715

**Re: Cease and desist demand regarding violations of the City Code at the premises  
located at 431 Vilabella Avenue, Coral Gables, FL 33146-1715 ("Property")**

Dear Ms. White:

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

## **Violations of the City Code**

An inspection of the premises and review of City records, conducted on or about January 31, 2018, 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**

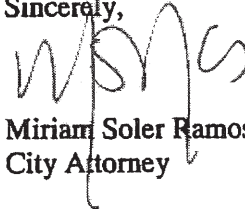
In light of the Violations, we hereby demand, pursuant to § 2-203 of the City Code, that you correct all of the above-described violations within seven days of the date of this letter. Failure to comply with this cease and desist letter shall result in the issuance of an additional code enforcement citation 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 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.

Ms. Milady White  
April 10, 18  
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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,

A handwritten signature in black ink, appearing to read 'MSR', is written over the typed name and title.

Miriam Soler Ramos  
City Attorney

cc: Cristina M. Suárez, Deputy City Attorney and City Prosecutor  
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 431 Vilabella Ave**

	Code Section	Description of Violation	Corrective Action Required
1.	Sections 34-203 and 211 of the City Code	Failure to maintain (by allowing fence to deteriorate) and register vacant Property	Register the Property and apply for, obtain, and pass final inspection on all required permits to repair or replace the fence on the Property or occupy the Property
2.	Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code	Interior remodeling and installation of an air conditioner without permits	Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work
3.	Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and 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; specifically, by allowing permit PL-08-06-0819 to expire	Re-open and pass final inspection on Permit PL-08-06-0819 to replace water service
4.	Section 105-226 of the City Code	Accessory structure (fence) in disrepair	Apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property
5.	Sections 3-205 and 5-606 of the City Zoning Code	Painting of the exterior of the Structure without obtaining color pallet approval	Apply for, obtain and pass final inspection on any required after-the-fact color pallet approval to paint the Structure in an approved color
6.	Section 3-208 and of the City Zoning Code; and 5-2403 of the City Zoning Code	Installation of a fence without a permit or that exceeds the scope of a permit because it exceeds the permitted height of 5 feet	Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work