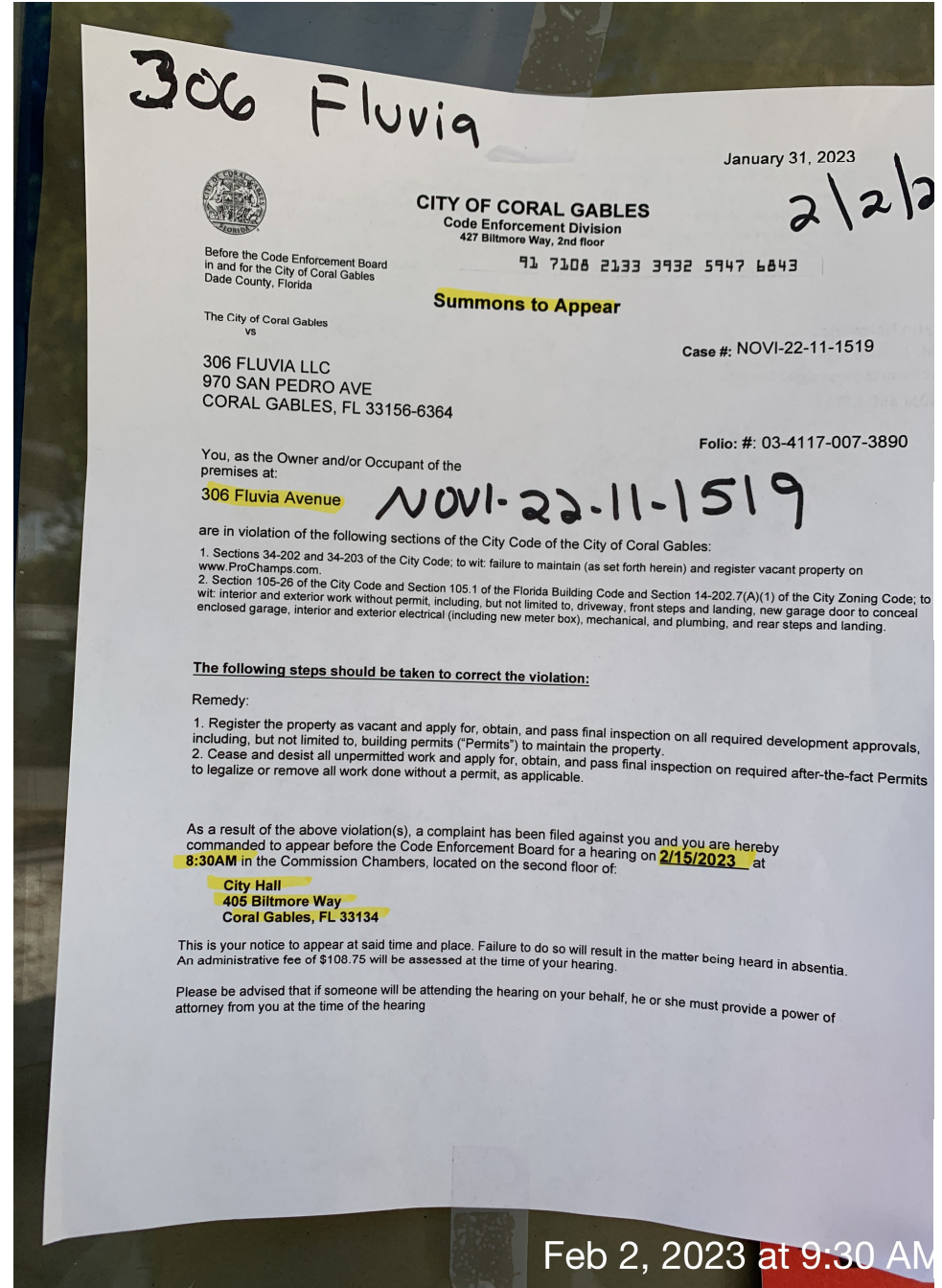




Feb 2, 2023 at 9:30 AM



Feb 2, 2023 at 9:30 AM

306 Fluvia

January 31, 2023
2/2/23



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, 2nd floor

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

91 7108 2133 3932 5947 6843

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-22-11-1519

306 FLUVIA LLC
970 SAN PEDRO AVE
CORAL GABLES, FL 33156-6364

Folio #: 03-4117-007-3890

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

306 Fluvia Avenue
NOVI-22-11-1519

are in violation of the following sections of the City Code of the City of Coral Gables:

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:

Remedy:

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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 2/15/2023 at 8:30AM in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

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



Feb 2, 2023 at 9:30 AM