

Uniform
Civil Litigation
Information
Guide

WARNING!
 134 Florida LLC
 Ticket 22-10-6700
 10/20/22

**CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE**

NO. 61434
 TICKET 22-10-6700

TIME 2:10 PM CODE INSPECTOR CE 5793 DEPT. DIV. CE 5793 I.D. NO.

VIOLATOR (Street, City, State, and Zip) 134 Florida LLC 134 Florida LLC 07733 HOLMDEL NJ

DRIVER'S LICENSE # COLOR TAG STATE

YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE AT 10/20/22 (AMPHI A VIOLATION OF SECTION 9 OF THE

VIOLATION) Working under a tag - posted on 9/21/22 - 24 work done

LOCATION OF VIOLATION) Florida Ave

CIVIL PENALTY OF \$ 300

PLEASE CORRECT THE VIOLATION ON OR BEFORE 10/17/22 YOU MAY REQUEST AN HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE OFFICER (See Instructions On Reverse Side)

IF CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO CIVIL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF CIVIL VIOLATION NOTICE.

I RECEIVE THIS CIVIL VIOLATION NOTICE AND UNDERSTAND THAT ACCEPTANCE OF THIS NOTICE IS NOT AN ADMISSION OF GUILT.

ENFORCEMENT OFFICER DATE 10/20/22

SERVICE PERSON MAIL DATE 10/20/22

POSTING

City of Coral Gables
DEVELOPMENT SERVICES DEPARTMENT
CALL: (305) 460-5235
-VIOLATION-

10-20-2022 11:35 AM

134 Florida

Law Office of
Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1950
Miami, FL 33131-9288
Tel: (305) 333-0467
alp@alp-law.com

10/20/22

October 10, 2022

Posted at the Property and
Sent via First Class Mail

134 Florida, LLC
c/o Alex Pavlovsky
Registered Agent
168 La Quinta Ct
Holmdel, NJ 07733-2936

Re: Notice of violations and further enforcement action regarding real property located at 134 Florida Avenue, Coral Gables, FL 33133-4860 ("Property")

Dear Mr. Pavlovsky:

This office represents the City of Coral Gables, Florida ("City"). You are listed as the owner of the Property in the office of the 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 ("Violations").

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 (c)(1) and 2-254 of the City Code; or 6) an attached cease and desist letter, 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.

Since the violations pertain to the failure to maintain a structure that has been designated a Local Historic Landmark, 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:

Mr. Alex Pavlovsky
October 10, 2022
Page 2 of 2

- 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 to correct the Violations.

Please govern yourself accordingly.
Very truly yours,
[Signature]

DEVELOPMENT
C
-VIOLATION-
DO NOT REMOVE
 STOP
 Stop the correct
Zoning Sh
Job Address:
Permit Num

10-20-2022 12:09 PM

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134 Florida 10/19/22
WARNING 1 tick 6700

CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

NO. 01434

PROPERTY NO. 134 Florida

VIOLATION NO. 6700

DATE OF VIOLATION 10/19/22

VIOLATION DESCRIPTION

VIOLATION TYPE

VIOLATION CATEGORY

VIOLATION SEVERITY

VIOLATION STATUS

VIOLATION NOTES

City of Coral Gables
DEVELOPMENT SERVICES DEPARTMENT
CALL: (305) 460-5235

-VIOLATION-

DO NOT REMOVE THIS TAG UNDER PENALTY OF THE LAW

STOP ALL WORK IMMEDIATELY.
Stop the work as described below and
correct all violations before proceeding.

Zoning Structural Historical Plumbing A/C Mech

Job Address: 134 Florida
Permit Number: N/A

* Original Date 9/21/22
→ Tag Removed + work done

Date: 10/19/22 Inspector ID #: 5793

10-20-2022 11:35 AM