



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

11/5/2021

Summons to Appear

The City of Coral Gables

Case #: CE302701-052321

vs

1230 GENOA LLC
C/O STEWART AGENT SERVICES LLC
REGISTERED AGENT
110 MERRICK WAY, STE 3A
CORAL GABLES, FL 33134-5236

Folio #: 03-4107-018-5030

91 7108 2133 3932 6930 6468

You, as the owner of the premises at:

1230 GENOA ST
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

- 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.
- 2) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7 and 14-202.8 and of the City Zoning Code - Installation of wall unit air conditioner, including opening cut into wall, and interior demolition, including, but not limited to, removal of wood flooring, ceiling, and drywall or plaster exposing boards without a permit.
- 3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.
- 4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

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.
- 2) Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.
- 3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
- 4) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

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 11/17/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

**City Hall
405 Biltmore Way
Coral Gables, Florida 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.

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:**
 - **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.**

Como consecuencia de la(s) violaci3n(es) mencionadas arriba, se ha presentado una queja en su contra y a trav3s de este medio se requiere su presencia al frente de la Junta del Cumplimiento del C3digo para una audiencia el 11/17/2021 a las 8:30 a.m. en la C3mara de la Comisi3n, localizada en el segundo piso de:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutir3 en su ausencia. Una tarifa administrativa de \$108.75 se cobrar3 en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor aseg3rese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

Si este aviso se refiere a la falta de mantenimiento de una estructura hist3rica, tenga en cuenta que:

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que tambi3n deba reparar o restaurar la estructura hist3rica.**
- **Si se permite que la estructura hist3rica se deteriore hasta el punto en que debe ser demolida:**
 - **El C3digo de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente hist3rica; y**
 - **La propiedad ya no ser3 elegible para una exenci3n de impuestos por preservaci3n hist3rica.**


Ivonne Cutie, Clerk
Code Enforcement Board

Lynn Schwartz
Code Enforcement Officer
305 460-5273
lschwartz@coralgables.com