



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

04/23/2019

Case #: CE284470-022519

Notice of Violation

**3411 GRANADA LLC
C/O ZERIOSHA ZAPATA
REGISTERED AGENT
8491 NW 17 ST 101
MIAMI FL 33126-1025**

Folio #: 03-4118-005-0070

Dear Property Owner and/or Occupant:

This letter constitutes a notice that violations exist on the premises at **3411 GRANADA BLVD**, Coral Gables, FL.

The following violations were found:

1. Section 34-55 of the City Code, failure to consistently maintain lot by allowing overgrown hedges and grass and weeds on the patio and dead vegetation (leaves and palm fronds) on the Property and swale and by allowing water in the swimming pool and pond in the rear yard to become stagnant.
2. Sections 34-202 and 34-203 of the City Code, failure to provide all required information for the Property registration (missing last inspection date) and failure to maintain, as set forth herein, abandoned Property
3. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: dirty and broken accessory structure (fountain) that is full of dead vegetation (leaves) in the front yard
4. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: the Structure's roof, driveway, patio, and walls are dirty and portions of the walls lack any paint
5. Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: by allowing the building permit for renovation of Structure [permit # BL-17-03-1081 for the roof and BL 17-06-1622 for the renovations ("Permits")] to expire on 05-27-18 and 12-09-18, respectively.
6. Sections 3-207(D) 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; including, but not limited to, by failing to make active progress on the Permits and all subpermits for the Structure, which were issued on 3-7-2017 for the roof and 8-7-17 for the renovations, and which expired as set forth above.

The following steps should be taken to correct the violation:

1. Consistently mow grass and trim hedges and remove weeds and dead vegetation from Property and swale and drain and cover or clean swimming pool and pond in rear yard.
2. Provide all information missing from the Property registration and maintain the Property, as set forth herein.
3. Clean and repair fountain and remove all dead vegetation.
4. Clean roof, driveway, patio, and walls and pass final inspection on color pallet approval/permit to paint Structure, as required.
5. Apply to re-open and pass final inspection on all required permits to complete the Structure.
6. Pass final inspection on all required permits to complete the Structure.

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 **5/23/2019** 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 scheduled for a hearing before 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.

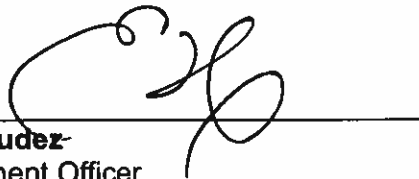
If this notice pertains to failure to maintain a historic structure, please be advised that:

- **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:**
 - **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.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **5/23/2019** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



Ernesto Bermudez
Code Enforcement Officer
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