



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

Case #: NOVI-22-09-1340

10/19/2022

Amended Notice of Violation

134 FLORIDA LLC
C/O ALEX PAVLOVSKY
REGISTERED AGENT
168 LA QUINTA CT
HOLMDEL, NJ 07733

91 7108 2133 3932 7045 0143

Folio #: 03-4120-006-0990

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **134 FLORIDA AVE**, Coral Gables, F 33134-4860.

The following violations were found:

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: Replacement of wood siding without the necessary development approvals, including, but not limited to, building permits.
3. Sections 248, 249, 250, 252, 253, 255, 275, 278, and 281 of Chapter 105, Minimum Housing Code, of the City Code to wit: Failure to maintain the structure by allowing: walls, floors, porch, and roof to fall into disrepair, some siding is loose; roof is not weathertight, windows are damaged and porch window is boarded; structural supports, walls, and roof are not sound; front steps are dirty; and house has termite infestation (see engineer's Structural Inspection Report of 10-19-21).
4. Subsections 8-108(b), (c), (d), (e), (f), (g), and (i) of the City Zoning Code, to wit: Demolition by neglect of an historic structure; as set forth above and as applicable; to wit:
 - b. Deteriorated or inadequate foundations;
 - c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
 - d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
 - e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
 - f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
 - g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering and
 - i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

The following steps should be taken to correct the violation:

1. Register the property as vacant 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 after-the-fact development approvals, including, but not limited to, building permits, to legalize or remove all work done without a permit, as applicable
3. Clean, repair, and maintain the structure on the property and apply for, obtain, and pass final inspection all required development approvals, including, but not limited to, building permits, to repair and maintain the structure; including, but not limited to, any required color palette approval to paint the structures
4. Repair, and preserve the historic structure and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits

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 **10/26/2022** 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 presented to 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 **26/10/2022** 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.

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

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



Lynn Schwartz

Code Enforcement Officer

305 460-5273

lschwartz@coralgables.com

