



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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06/16/2021

Case #: CE303461-061521

Notice of Violation

DARLING POINT, LLC C/O IRENE DUBROVINA

3301 NE 183RD ST, APT 3004

AVENTURA FL 33160

Folio #: 03-4118-001-1541

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1129 SEVILLA AVE, Coral Gables, FL.**

The violation(s) found were:

91 7108 2133 3932 6524 4030

1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and failure to maintain registry of vacant Property current to reflect the new owner and property manager.

2) Sections 226, 227, 248, 250, 255, 275, 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the garage: Failure to maintain an accessory structure by allowing: 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.

3) Sections 224, 250, 255, 278, 279, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: termite infestation; roof leaks; 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.

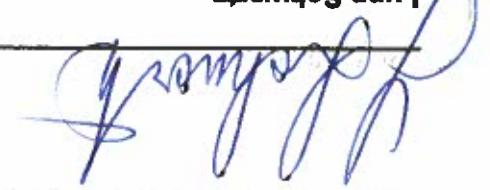
The following steps should be taken to correct the violation:

Remedy: 1) Update the registration the Property (at www.ProChamps.com) to reflect the new owner and property manager and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.

2) 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.

3) 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.

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.


histórica.

- o La propiedad ya no será elegible para una exención de impuestos por preservación apropiadamente histórica; y

o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea

- Si se permite que la estructura histórica se deteriora hasta el punto en que debe ser demolida:
- Es posible que también deba reparar o restaurar la estructura histórica.
- Usted puede recibir multas muy grandes que tal vez no pueden ser amonedas.

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

La División está disponible para consultar 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 cualquier asistencia adicional.

La División del Código re-inspectará la propiedad el 7/16/2021 para determinar si se han tomado medidas correctivas. Si (as) 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 estás (violaciones) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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 (as) violación(es) indicadas arriba.

- o the property will no longer qualify for an historic preservation tax exemption.
- o the City Code requires that you replace the structure with a similar historically.
- o if the historic structure is allowed to deteriorate to the point where it must be demolished;
- o You may also be required to repair or restore the historic structure.
- o You may be subject to substantial fines that may not be mitigated.

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

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.

The Code Enforcement Division will inspect the property on 7/16/2021 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.