



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
Dade County, Florida

06/28/2019

91 7108 2133 3932 6006 8143

Summons to Appear

The City of Coral Gables
VS
SEAN COUTTS
1172 SOUTH DIXIE HWY
MIAMI FL 33146

Case #: CE286459-052119

Folio #: 0341290272800

You, as the Owner and/or Occupant of the premises at:
535 CALIGULA AVE CORAL GABLES RIVIERA SEC 10
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:

**Violation of Coral Gables City Code.
Violation of Coral Gables Zoning Code.**

1. Sections 34-202 and 203 of the City Code; to wit: Failure to register the Property as being in default of the mortgage and failure to maintain the Property
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing
3. Section 3-108 of the City Zoning Code; to wit: Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

The following steps should be taken to correct the violation:

- Remedy:** 1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
 3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

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 7/17/2019 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) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 7/17/2019 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

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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 discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese 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 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.**



Ivonne Cutie, Clerk
Code Enforcement Board

Adolfo Garcia
Code Enforcement Officer
305 569-1829
agarcia2@coralgables.com



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
Dade County, Florida

06/28/2019

91 7108 2133 3932 6006 8150

Summons to Appear

The City of Coral Gables
VS
RRA CP Opportunity Trust I
712 5th Avenue, 5th Floor
New York, NY 10019-4108

Case #: CE286459-052119

Folio #: 0341290272800

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- Remedy:** 1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.
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Ivonne Cutie, Clerk
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Adolfo Garcia
Code Enforcement Officer
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agarcia2@coralgables.com



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427 Biltmore Way, Suite 100

Before the Code Enforcement Board
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Dade County, Florida

06/28/2019

91 7108 2133 3932 6006 8167

Summons to Appear

The City of Coral Gables

Case #: CE286459-052119

vs

Bayview Loan Servicing LLC
c/o Corporation Service Company
Registered Agent
1201 Hays Street
Tallahassee, FL 32301

Folio #: 0341290272800

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06/28/2019

91 7108 2133 3932 6006 8174

Summons to Appear

The City of Coral Gables

vs

Case #: CE286459-052119

Bayview Loan Servicing, LLC
4425 Ponce de Leon Blvd., 4th Floor
Coral Gables, FL 33146

Folio #: 0341290272800

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Dade County, Florida

06/28/2019

91 7108 2133 3932 6006 8198

Summons to Appear

The City of Coral Gables
vs

Case #: CE286459-052119

BANK OF NEW YORK MELLON*
240 GREENWICH STREET
NEW YORK, NY 10007-2470

Folio #: 0341290272800

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CORAL GABLES, FL 33134

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* - The Respondent's full name is Bank of New York Mellon, as Trustee for the certificate holders CWALT, Inc. Alternative Loan Trust 2006-OA8 Mortgage Pass Trough Certificates Series 2006-OA8

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