

January 31, 2023



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, 2nd floor

91 7108 2133 3932 5947 6843

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

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-22-11-1519

306 FLUVIA LLC
970 SAN PEDRO AVE
CORAL GABLES, FL 33156-6364

Folio #: 03-4117-007-3890

You, as the Owner and/or Occupant of the
premises at:

306 Fluvia Avenue

are in violation of the following sections of the City Code of the City of Coral Gables:

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: interior and exterior work without permit, including, but not limited to, driveway, front steps and landing, new garage door to conceal enclosed garage, interior and exterior electrical (including new meter box), mechanical, and plumbing, and rear steps and landing.

The following steps should be taken to correct the violation:

Remedy:

1. Register the property as vacant and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits ("Permits") to maintain the property.
2. Cease and desist all unpermitted work and apply for, obtain, and pass final inspection on required after-the-fact Permits to legalize or remove all work done without a permit, as applicable.

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 2/15/2023 at **8:30AM** in the Commission Chambers, located on the second floor of:

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

Lynn Schwartz

Code Enforcement Officer

lschwartz@coralgables.com

(305) 460-5273


Code Enforcement Clerk