



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

11/6/2018

Case #: CE281584-102918

## Notice of Violation

7018 0360 0001 7669 2013

**KATHLEEN M. SMITH ZORN**  
**6810 MAYNADA ST**  
**CORAL GABLES FL 33146-3722**

Folio #: 0341300080941

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **6810 MAYNADA ST**, Coral Gables, FL.

The following violations were found:

1. Section 62-151 of the City Code, to wit: failure to maintain the sidewalk in a clean condition.
2. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, as to the garage: Failure to maintain an accessory structure by allowing: garage doors to become damaged and dirty; exterior building surfaces, roof, soffits, walls, driveway and walkway to become dirty; missing roof tiles; fascia to be damaged and corners and angles; paint on door and on the fascia to become chipped, pitted, cracked, discolored, or to peel or fade; flashing to become rusted.
3. Sections 249, 250, 251, 252, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, as to the residential structure: The Structure's walls and roof are stained, dirty, and mildewed; missing window pane; damaged South side wall (plaster is separating); chimney needs painting where new stucco was applied; damaged railing for veranda; plants growing out of gutter; fascia is damaged over second floor windows; paint on window frames is chipped off; paint on window panes has chipped off.
4. Sec. 3-1108 of the City Zoning Code, to wit, demolition by neglect of historic structures; including, but not limited to: a) 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; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) 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 other protective covering; and d) Faults and defects in the Structure that render it not properly watertight.

### The following steps should be taken to correct the violation:

1. Clean the sidewalk.
2. As to the garage: Clean and repair exterior garage doors, exterior building surfaces, roof, soffits, and walls, driveway, walkway, fascia, and flashing 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. As to the single-family home: Clean or paint walls and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
4. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, 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.

The Code Enforcement Division will re-inspect the property on **12/6/2018** 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 **12/6/2018** 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.



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**William Ortiz**

Code Enforcement Division Manager

**305 460-5271**

**wortiz@coralgables.com**



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

Case #: CE281584-102918

11/6/2018

## Notice of Violation

7018 0360 0001 7669 2020

**U.S BANK, N.A.\***  
**EP-MN-WS3D**  
**ST. PAUL, MN 55107-2292**

Folio #: 0341300080941

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **6810 MAYNADA ST**, Coral Gables, FL.

The following violations were found:

1. Section 62-151 of the City Code, to wit: failure to maintain the sidewalk in a clean condition.
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4. Sec. 3-1108 of the City Zoning Code, to wit, demolition by neglect of historic structures; including, but not limited to: a) 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; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) 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 other protective covering; and d) Faults and defects in the Structure that render it not properly watertight.

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3. As to the single-family home: Clean or paint walls and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
4. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

\* - The full name of the Respondent is: U.S. Bank, N.A., not in its individual capacity, but solely as trustee for the RMAC Trust Series 2016-CTT

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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.

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**William Ortiz**  
Code Enforcement Division Manager  
**305 460-5271**  
**wortiz@coralgables.com**



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## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE281584-102918

11/6/2018

### Notice of Violation

7018 0360 0001 7669 2037

**RUSHMORE LOAN MANAGEMENT SERVICES, LLC**  
**15480 LAGUNA CANYON RD, STE 100**  
**IRVINE, CA 92618-2132**

Folio #: 0341300080941

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**William Ortiz**  
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[wortiz@coralgables.com](mailto:wortiz@coralgables.com)



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE281584-102918

11/6/2018

### Notice of Violation

**SAFEGUARD PROPERTIES, LLC  
7887 SAFEGUARD CIR  
VALLEY VIEW, OH 44125-5742**

7018 0360 0001 7669 2044

Folio #: 0341300080941

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Code Enforcement Division Manager  
**305 460-5271**  
[wortiz@coralgables.com](mailto:wortiz@coralgables.com)



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE281584-102918

11/6/2018

## Notice of Violation

7018 0360 0001 7669 2051

**USAA FEDERAL SAVINGS BANK  
10750 MCDERMOTT FREEWAY  
SAN ANTONIO, TX 78288-0558**

Folio #: 0341300080941

Dear Property Owner and/or Occupant:

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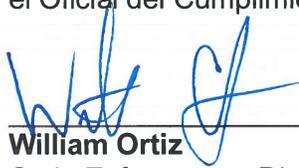
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