



# 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

04/05/2019

7018 0360 0000 7581 8279

### Summons to Appear

The City of Coral Gables  
vs  
**JUWAN A HOWARD TRS**  
**9440 OLD CUTLER LANE**  
**CORAL GABLES FL 33156**

**Case #: CE284737-030619**

**Folio #: 0351060220140**

You, as the Owner and/or Occupant of the premises, a property in default of a mortgage, at:  
9440 OLD CUTLER LN LOT 14 BLK 1 & PORT OF LOT 15  
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 as follows:

1. **Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the Property, which is abandoned property in default of the mortgage [fines running against owner in case # CE281686-110218].**
2. **Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code, to wit: work without a permit, to wit: installation of two sheds on the Property [fines running against owner in case # CE281686-110218].**
3. **Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: allowing the building permit for renovation of Structure (permit # BL-15-01-0698) to expire on 11-13-17 [fines running against owner in case # CE276581-032618].**
4. **Sections 3-207 (D) of the City Zoning Code; to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-15-01-0698 and all subpermits for the Structure, which was issued on 10-07-15, and which expired on 11-13-17 [fines running against owner in case # CE276581-032618].**

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

1. Register the Property and apply to re-open and pass final inspection on all required permits to complete the Structure on the Property.
2. Apply for, obtain, and pass final inspection on required after-the-fact permits to legalize or demolish all work done without a permit.
3. Apply to re-open and pass final inspection on all required permits to complete the Structure.
4. Pass final inspection on permit BL-15-01-0698 and all subpermits for the Structure.

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 **4/17/2019** 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:**

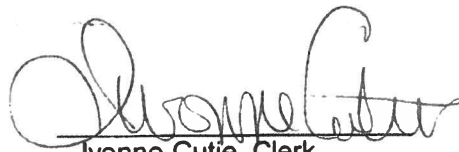
- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
  - **the City Code requires that you replace the structure 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 17/04/2019 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall  
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.



**Ivonne Cutie, Clerk  
Code Enforcement Board**

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



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The City of Coral Gables

vs

**PBVMF 22,LLC  
C/O PINE BAY VENTURES LLC  
REGISTERED AGENT  
10101 SOUTH DIXIE HWY  
PINECREST, FL 33156-3146**

**Case #: CE284737-030619**

**Folio #: 0351060220140**

You, as the mortgagee of a property in default of a mortgage, to wit:

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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:

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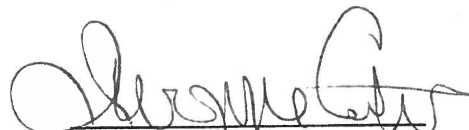
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Ivonne Cutie, Clerk  
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