



**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**

10/21/2020

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

**Continuation Notice**

**Case #: CE293304-043020**

The City of Coral Gables

vs

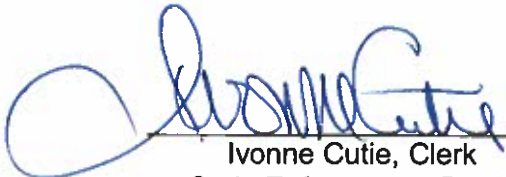
**SEAN COUTTS**  
**1172 SOUTH DIXIE HWY # 453**  
**MIAMI FL 33146**

**Address of Violation(s):**  
**535 CALIGULA AVE CORAL GABLES**  
**RIVIERA SEC 10 CORAL GABLES, FL**  
**33134**

Dear Property Owner and/or Occupant:

Please be advised that your case has been continued to **11/18/2020**. Should there be compliance prior to that date, please call **Adolfo Garcia** at **305 569-1829** for an inspection.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide, at the time of the hearing, a power of attorney.

  
Ivonne Cutie, Clerk  
Code Enforcement Board

7019 2280 0000 5875 8880





# 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

10/22/20

### Summons to Appear

The City of Coral Gables  
vs  
**SEAN COUTTS**  
1172 SOUTH DIXIE HWY # 453  
MIAMI FL 33146

Case #: CE293304-043020

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:

#### Violations of Coral Gables City Code. Violation of Coral Gables Zoning Code.

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - 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 TEMPORARY FENCE HAS BEEN REMOVED AND ITEM IS CURRENTLY IN VIOLATION.**

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

##### Remedy:

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Put 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 via Zoom before the Code Enforcement Board for a hearing on 11/18/2020 at 8:30 am in

Join Zoom Meeting  
<https://zoom.us/j/5892626316>

Or call: Tel: 305-461-6769; Meeting ID 589 262 6316

*Please see the attached procedures for remote hearings. Anyone who wishes to testify, must appear by video. Should you not have access to Zoom or need assistance with how to access it, please call Ivonne Cutie at (305) 460-5266.*

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 via Zoom al frente de la Junta del Cumplimiento del Código para una audiencia el **11/18/2020** a las 8:30 a.m.

Join Zoom Meeting  
<https://zoom.us/j/5892626316>

O llamar: Tel: 305-461-6769; Meeting ID 589 262 6316

*Favor de consultar los procedimientos adjuntos para las audiencias remotas. Cualquiera que desee testificar, debe comparecer por video. Si no tiene acceso a Zoom o necesita ayuda para acceder a él, llame a Ivonne Cutie al (305) 460-5266.*

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](mailto: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

10/22/20

### Summons to Appear

The City of Coral Gables  
vs  
**CYPREXX SERVICES LLC**  
**P.O. BOX 874**  
**BRANDON, FL 33509-0874**

**Case #: CE293304-043020**

**Folio #: 0341290272800**

You, as the Property Manager 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:

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

- 1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.**
- 2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.**
- 3. Section 3-108 Zoning Code - 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 TEMPORARY FENCE HAS BEEN REMOVED AND ITEM IS CURRENTLY IN VIOLATION.**

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

#### **Remedy:**

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Put 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 via Zoom before the Code Enforcement Board for a hearing on **11/18/2020** at 8:30 am in

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or call: Tel: 305-461-6769; Meeting ID 589 262 6316

*Please see the attached procedures for remote hearings. Anyone who wishes to testify, must appear by video. Should you not have access to Zoom or need assistance with how to access it, please call Ivonne Cutie at (305) 460-5266.*

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 via Zoom al frente de la Junta del Cumplimiento del Código para una audiencia el **11/18/2020** a las 8:30 a.m.

Join Zoom Meeting

<https://zoom.us/j/5892626316>

O llamar: Tel: 305-461-6769; Meeting ID 589 262 6316

*Favor de consultar los procedimientos adjuntos para las audiencias remotas. Cualquiera que desee testificar, debe comparecer por video. Si no tiene acceso a Zoom o necesita ayuda para acceder a él, llame a Ivonne Cutie al (305) 460-5266.*

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](mailto:agarcia2@coralgables.com)





**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**

10/21/2020

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

**Continuation Notice**

**Case #: CE293304-043020**

The City of Coral Gables

vs


**CYPREXX SERVICES LLC**  
**P.O. BOX 874**  
**BRANDON, FL 33509-0874**

**Address of Violation(s):**  
535 CALIGULA AVE CORAL GABLES  
RIVIERA SEC 10 CORAL GABLES, FL  
33134

Dear Property Owner and/or Occupant:

Please be advised that your case has been continued to **11/18/2020**. Should there be compliance prior to that date, please call **Adolfo Garcia** at **305 569-1829** for an inspection.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide, at the time of the hearing, a power of attorney.

  
Ivonne Cutie, Clerk  
Code Enforcement Board

7019 2280 0000 5875 8897





**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**

10/21/2020

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

**Continuation Notice**

**Case #: CE293304-043020**

The City of Coral Gables

vs


**BANK OF NEW YORK MELLON, TRUSTEE**  
**MBS PROPERTY INQUIRIES**  
**225 LIBERTY STREET**  
**NEW YORK, NY 10281-1048**

**Address of Violation(s):**  
535 CALIGULA AVE CORAL GABLES  
RIVIERA SEC 10 CORAL GABLES, FL  
33134

Dear Property Owner and/or Occupant:

Please be advised that your case has been continued to **11/18/2020**. Should there be compliance prior to that date, please call **Adolfo Garcia** at **305 569-1829** for an inspection.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide, at the time of the hearing, a power of attorney.

  
Ivonne Cutie, Clerk  
Code Enforcement Board

7019 2280 0000 5875 8903





# 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

10/22/20

### Summons to Appear

The City of Coral Gables  
vs

Case #: CE293304-043020

**BANK OF NEW YORK MELLON, TRUSTEE**  
**MBS PROPERTY INQUIRIES**  
**225 LIBERTY STREET**  
**NEW YORK, NY 10281-1048**

Folio #: 0341290272800

You, as the Mortgagee 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:

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

- 1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.**
- 2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.**
- 3. Section 3-108 Zoning Code - 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 TEMPORARY FENCE HAS BEEN REMOVED AND ITEM IS CURRENTLY IN VIOLATION.**

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

##### **Remedy:**

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Put 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 via Zoom before the Code Enforcement Board for a hearing on **11/18/2020** at 8:30 am in

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or call: Tel: 305-461-6769; Meeting ID 589 262 6316

*Please see the attached procedures for remote hearings. Anyone who wishes to testify, must appear by video. Should you not have access to Zoom or need assistance with how to access it, please call Ivonne Cutie at (305) 460-5266.*

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 via Zoom al frente de la Junta del Cumplimiento del Código para una audiencia el **11/18/2020** a las 8:30 a.m.

Join Zoom Meeting

<https://zoom.us/j/5892626316>

O llamar: Tel: 305-461-6769; Meeting ID 589 262 6316

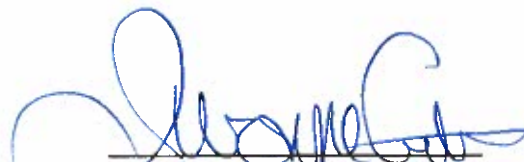
*Favor de consultar los procedimientos adjuntos para las audiencias remotas. Cualquiera que desee testificar, debe comparecer por video. Si no tiene acceso a Zoom o necesita ayuda para acceder a él, llame a Ivonne Cutie al (305) 460-5266.*

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:**
  - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - o **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](mailto:agarcia2@coralgables.com)



**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**

10/21/2020

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

**Continuation Notice**

**Case #: CE293304-043020**

The City of Coral Gables

vs


**SHELLPOINT MORTGAGE SERVICING  
PROPERTY REGISTRATIONS  
55 BEATTIE PLACE, SUITE 500, MS-501  
GREENVILLE, SC 29601-5516**

**Address of Violation(s):  
535 CALIGULA AVE CORAL GABLES  
RIVIERA SEC 10 CORAL GABLES, FL  
33134**

Dear Property Owner and/or Occupant:

Please be advised that your case has been continued to **11/18/2020**. Should there be compliance prior to that date, please call **Adolfo Garcia** at **305 569-1829** for an inspection.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide, at the time of the hearing, a power of attorney.

  
Ivonne Cutie, Clerk  
Code Enforcement Board

7019 2280 0000 5875 8910





# 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

10/22/20

### Summons to Appear

The City of Coral Gables  
vs

Case #: CE293304-043020

**SHELLPOINT MORTGAGE SERVICING  
PROPERTY REGISTRATIONS  
55 BEATTIE PLACE, SUITE 500, MS-501  
GREENVILLE, SC 29601-5516**

Folio #: 0341290272800

You, as the Servicer of the mortgage on 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:

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

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - 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 TEMPORARY FENCE HAS BEEN REMOVED AND ITEM IS CURRENTLY IN VIOLATION.**

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

##### **Remedy:**

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Put 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 via Zoom before the Code Enforcement Board for a hearing on **11/18/2020** at 8:30 am in

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or call: Tel: 305-461-6769; Meeting ID 589 262 6316

*Please see the attached procedures for remote hearings. Anyone who wishes to testify, must appear by video. Should you not have access to Zoom or need assistance with how to access it, please call Ivonne Cutie at (305) 460-5266.*

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 via Zoom al frente de la Junta del Cumplimiento del Código para una audiencia el **11/18/2020** a las 8:30 a.m.

Join Zoom Meeting  
<https://zoom.us/j/5892626316>

O llamar: Tel: 305-461-6769; Meeting ID 589 262 6316

*Favor de consultar los procedimientos adjuntos para las audiencias remotas. Cualquiera que desee testificar, debe comparecer por video. Si no tiene acceso a Zoom o necesita ayuda para acceder a él, llame a Ivonne Cutie al (305) 460-5266.*

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](mailto:agarcia2@coralgables.com)