



# 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,  
Miami-Dade County, Florida

08/19/2021

## Summons to Appear

The City of Coral Gables

Case #: CE302701-052321

vs

1230 GENOA LLC  
C/O STEWART AGENT SERVICES LLC  
REGISTERED AGENT  
110 MERRICK WAY, STE 3A  
CORAL GABLES, FL 33134-5236

Folio #: 03-4107-018-5030

91 7108 2133 3932 5947 2487

You, as the owner of the premises at:

1230 GENOA ST  
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:

- 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.
- 2) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7 and 14-202.8 and of the City Zoning Code - Installation of wall unit air conditioner, including opening cut into wall, and interior demolition, including, but not limited to, removal of wood flooring, ceiling, and drywall or plaster exposing boards without a permit.
- 3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.
- 4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

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

- 1) Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the property.
- 2) Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.
- 3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris 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) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

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 9/15/2021 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.

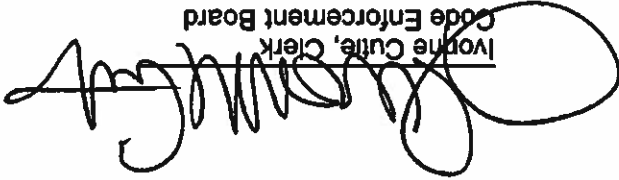
Como consecuencia de la(s) violacion(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 9/15/2021 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo 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.

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 amnoriadas.
- 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

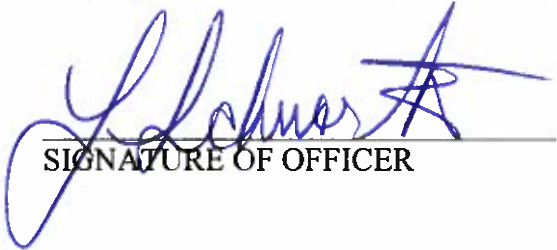
Lynn Schwartz  
Code Enforcement Officer  
305 460-5273  
lschwartz@coralgables.com

# Affidavit of Posting

Complaint/Case #: CE 302701

Title of Document Posted: Summons to Appear

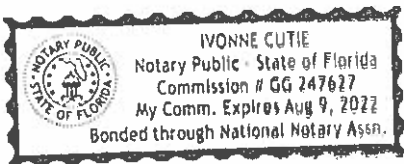
I, LYNN SCHWARTZ, DO HEREBY SWEAR/AFFIRM THAT THE  
AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS  
OF 1230 Genoa, ON 8/27/21 AT 3:29 PM.


  
SIGNATURE OF OFFICER

STATE OF FLORIDA                    )  
SS.  
COUNTY OF MIAMI-DADE         )

Sworn to (or affirmed) and subscribed before me this 10<sup>th</sup> day of September, in the  
year 2019, by LYNN SCHWARTZ **who is personally known to me** or  
has produced \_\_\_\_\_ as identification.

My Commission Expires:



  
Notary Public





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**Track Another Package +**

**Tracking Number:** 9171082133393259472487

[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 2:27 pm on September 2, 2021 in MIAMI, FL 33134.

 **Delivered, Front Desk/Reception/Mail Room**

September 2, 2021 at 2:27 pm  
MIAMI, FL 33134

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## FAQs

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