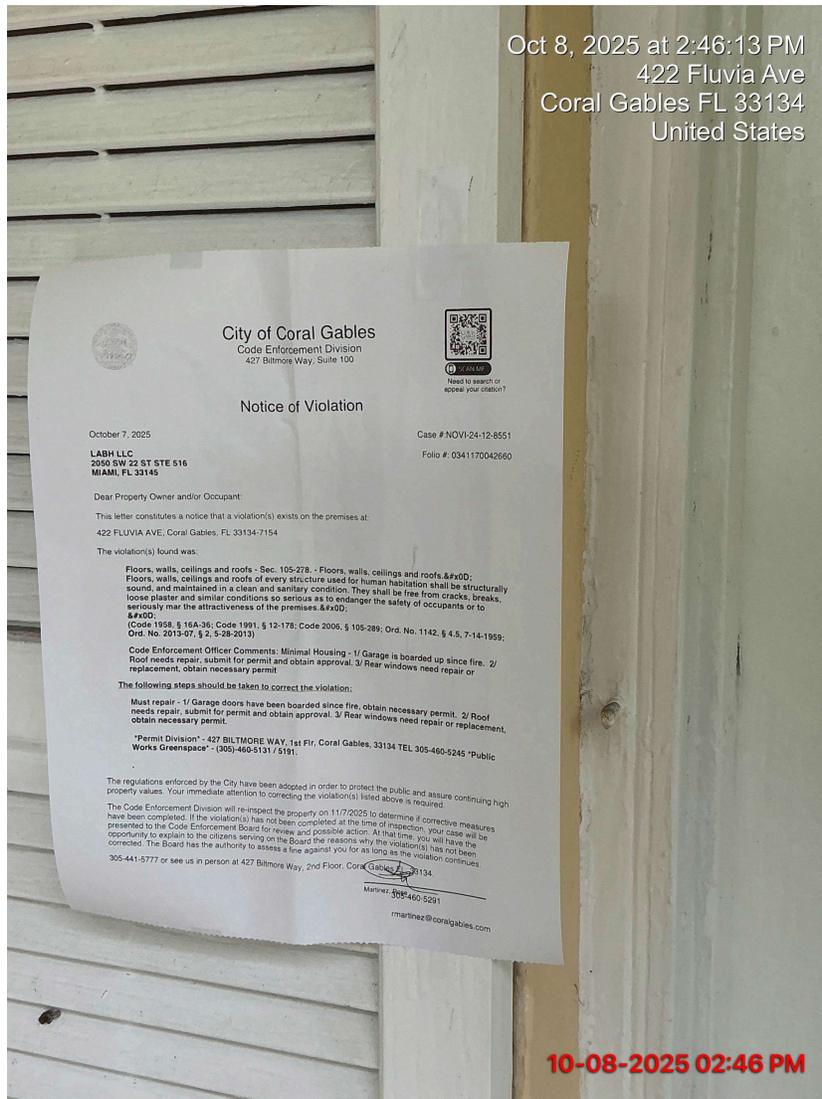


Oct 8, 2025 at 2:46:13 PM
422 Fluvia Ave
Coral Gables FL 33134
United States



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
open your citation?

Notice of Violation

October 7, 2025

Case # NOVI-24-12-8551

LABH LLC
2950 SW 22 ST STE 516
MIAMI, FL 33146

Folio #: 0341170042660

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:
422 FLUVIA AVE, Coral Gables, FL 33134-7154

The violation(s) found was:

Floors, walls, ceilings and roofs - Sec. 105-278 - Floors, walls, ceilings and roofs shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.   (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Minimal Housing - 1/ Garage is boarded up since fire. 2/ Roof needs repair, submit for permit and obtain approval. 3/ Rear windows need repair or replacement, obtain necessary permit

The following steps should be taken to correct the violation:

Must repair - 1/ Garage doors have been boarded since fire, obtain necessary permit. 2/ Roof needs repair, submit for permit and obtain approval. 3/ Rear windows need repair or replacement, obtain necessary permit.

*Permit Division - 427 BILTMORE WAY, 1st Flr, Coral Gables, 33134 TEL 305-460-5245 *Public Works Greenspace - (305)460-5131 / 5181.

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 11/7/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables, FL 33134.

Martinez: 305-460-5931

martinez@coralgables.com

10-08-2025 02:46 PM