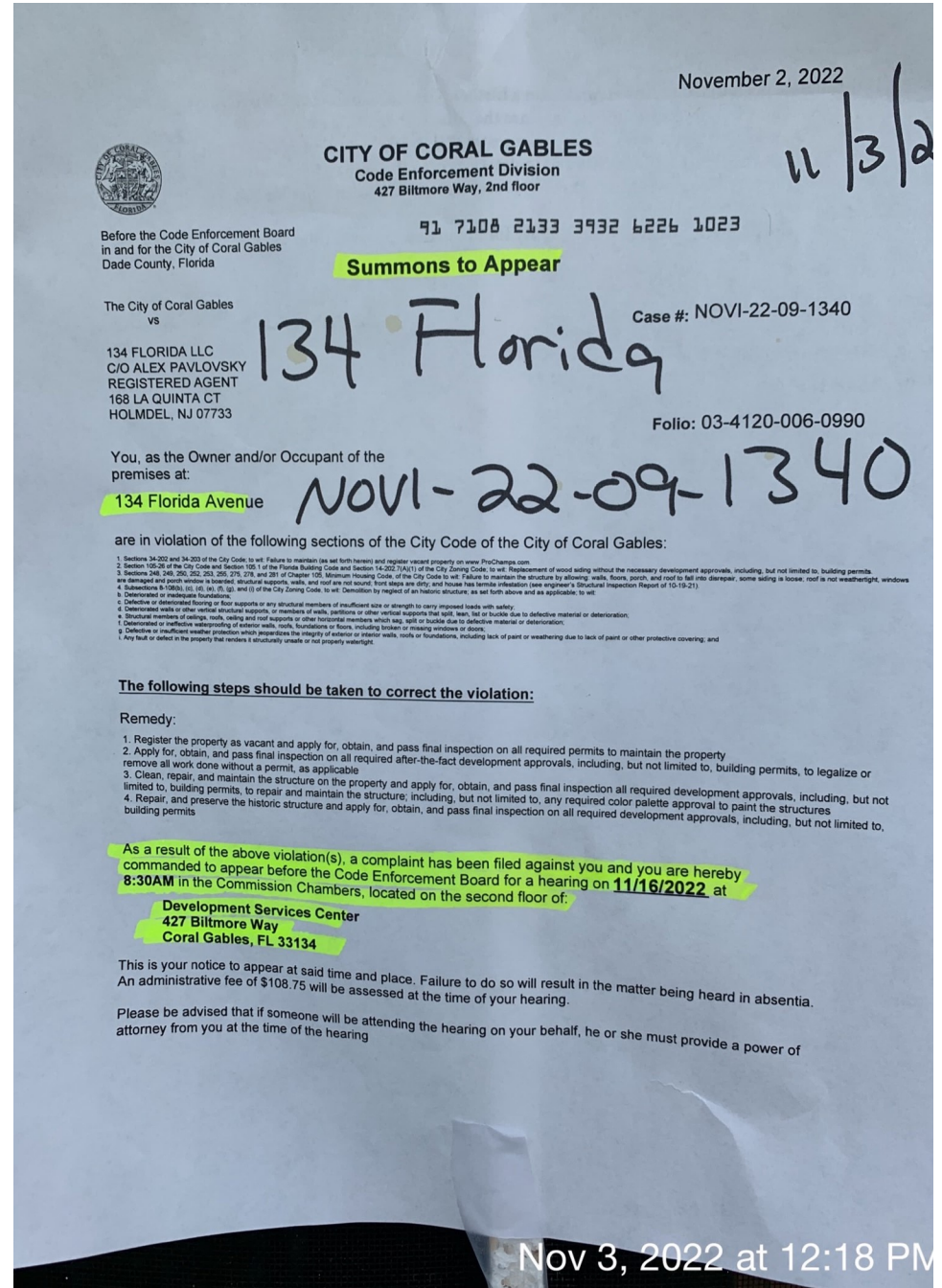




Nov 3, 2022 at 12:18 PM



November 2, 2022

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**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

91 7108 2133 3932 6226 1023

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

**Summons to Appear**

The City of Coral Gables  
vs

134 FLORIDA LLC  
C/O ALEX PAVLOVSKY  
REGISTERED AGENT  
168 LA QUINTA CT  
HOLMDEL, NJ 07733

134 Florida

Case #: NOVI-22-09-1340

Folio: 03-4120-006-0990

You, as the Owner and/or Occupant of the  
premises at:

134 Florida Avenue

NOVI-22-09-1340

are in violation of the following sections of the City Code of the City of Coral Gables:

1. Sections 34-202 and 34-203 of the City Code to wit: Failure to maintain (as set forth herein) and register vacant property on www.ProChamps.com.
2. Section 105-28 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.79(17) of the City Zoning Code, to wit: Replacement of second siding without the necessary development approvals, including, but not limited to, building permits.
3. Sections 240, 240, 250, 252, 253, 255, 275, 276, and 281 of Chapter 105, Minimum Housing Code, of the City Code to wit: Failure to maintain the structure by allowing: walls, floors, porch, and roof to fall into disrepair, some siding is loose, roof is not weathertight, windows are damaged and porch window is boarded, structural supports, walls, and roof are not sound, front steps are dirty and house has termites infestation (see engineer's Structural Inspection Report of 10-19-21).
4. Sections 6-10(b)(1), (2), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96), (97), (98), (99), (100) of the City Zoning Code, to wit: Demolition by neglect of an historic structure, as set forth above and as applicable, to wit:
1. Deteriorated or masonry foundation.
2. Deteriorated or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety.
3. 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.
4. Structural members of gables, roofs, eaves and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
5. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors.
6. 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 or other protective covering, and
7. Any fault or defect in the property that renders it structurally unsafe or not properly weathertight.

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

Remedy:

1. Register the property as vacant 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 after-the-fact development approvals, including, but not limited to, building permits, to legalize or remove all work done without a permit, as applicable
3. Clean, repair, and maintain the structure on the property and apply for, obtain, and pass final inspection all required development approvals, including, but not limited to, building permits, to repair and maintain the structure; including, but not limited to, any required color palette approval to paint the structures
4. Repair, and preserve the historic structure and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits

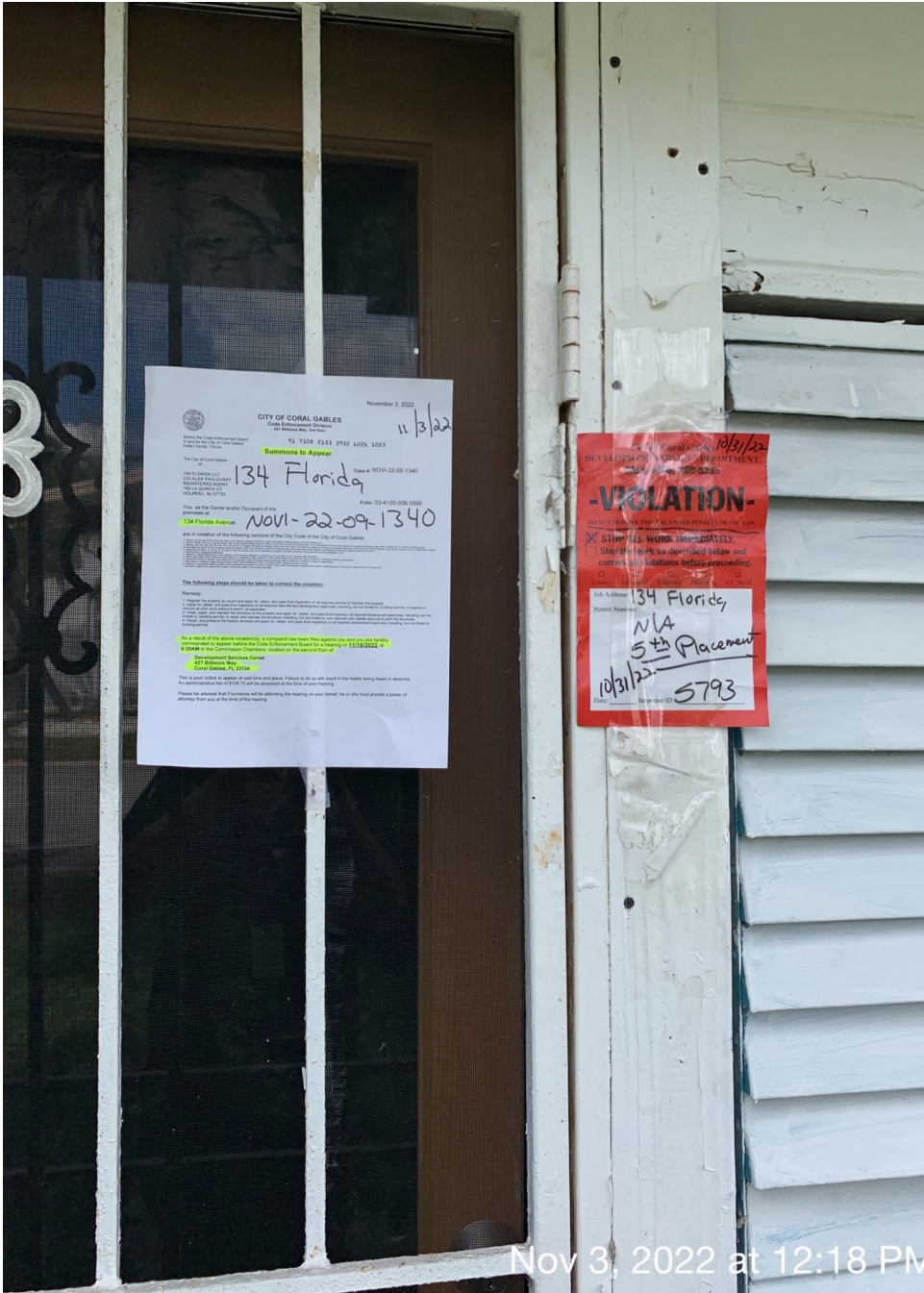
As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **11/16/2022** at **8:30AM** in the Commission Chambers, located on the second floor of:

**Development Services Center**  
427 Biltmore Way  
Coral Gables, FL 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

Nov 3, 2022 at 12:18 PM



November 2, 2022  
 CITY OF CORAL GABLES  
 Code Enforcement Division  
 95 7108 8133 3932 3275 3233  
**Summons to Appear**  
 Case # NOV-22-09-1340  
 134 Florida  
 Case # NOV-22-09-1340  
 Public 03-4120-006-0000  
 134 Florida Avenue Nov 1-22-09-1340  
 The following steps should be taken to correct the violation:  
 Remove:  
 As a result of the above violation, a permit has been filed against you and you are hereby notified that you must appear at the City of Coral Gables Code Enforcement Division to answer to the summons on or before the date specified below. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$100.00 will be assessed at the time of your hearing.  
 Please be advised that Code Enforcement will be attending the hearing on your behalf. You or one of your attorneys is permitted to attend the hearing on your behalf.

11/3/22  
 10/31/22  
 DEVELOPMENT & PLANNING DEPARTMENT  
 788-5235  
**-VIOLATION-**  
 STOP ALL WORK IMMEDIATELY  
 Stop all work as described below and correct all violations before proceeding.  
 Job Address: 134 Florida  
 Permit Number: N/A  
 5th Placement  
 10/31/22  
 5793

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