

November 2, 2022



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

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

Case #: NOVI-22-09-1340

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

Folio: 03-4120-006-0990

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

134 Florida Avenue

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 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: Replacement of wood siding without the necessary development approvals, including, but not limited to, building permits.
3. Sections 248, 249, 250, 252, 253, 255, 275, 278, 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 termite infestation (see engineer's Structural Inspection Report of 10-19-21).
4. Subsections 8-108(b), (c), (d), (e), (f), (g), and (i) of the City Zoning Code, to wit: Demolition by neglect of an historic structure; as set forth above and as applicable; to wit:
 - b. Deteriorated or inadequate foundations;
 - c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
 - d. 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;
 - e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
 - f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
 - g. 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
 - i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

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

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.

Lynn Schwartz

Code Enforcement Officer

lschwartz@coralgables.com

(305) 460-5273


Code Enforcement Clerk