



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

02/28/2023

9489 0090 0027 6516 4774 79

Summons to Appear

The City of Coral Gables

Case #: NOVI-22-11-1519

vs

306 FLUVIA LLC
970 SAN PEDRO AVE
CORAL GABLES, FL 33156-6364

Folio #: 03-4117-007-3890

You, as the owner of the premises at:

306 FLUVIA AVE, Coral Gables, FL 33134-7316

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; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.
2. Sections 220, 228, 248, 250, 255, and 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code; to wit: Failure to maintain structures by allowing: the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors are dirty and discolored. There are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. The railings on the rear balcony and stairs are rusted and have peeling paint. The mailbox post has peeling paint. There is trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). There is stagnant water in the swimming pool.
3. Section 3-308(F) of the City Zoning Code, to wit: the gate to the northern side yard is open and is not locked or fastened.

The following steps should be taken to correct the violation:

1. Register the property as vacant on <https://prochamps.com> and apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval, or occupy the Property.
2. Apply for, obtain, and pass final inspection on all required development approvals to repair the structures and maintain the Property, including, but not limited to, a color palette approval. Clean or paint the roof, walls, soffits, fascia, front patio and steps, driveway, and garage doors. Repair are cracks and spalling concrete and rusted rebar on and in the rear walls and cracks in northern side yard wall. Remove the rust and paint the railings on the rear balcony and stairs. Paint the mailbox post. Remove the trash and debris (e.g., a board propped against a wall in the rear yard, cans stacked on the rear patio, and loose bricks on the roof). Drain, clean, and cover the swimming pool or fill the pool with clean water.
3. Install a gate that is of a spring lock type that will close and fasten automatically and install a safe lock that shall be locked when the swimming pool is not in use.

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 3/15/2023 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) violación(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 3/15/2023 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 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.**


Terri Sheppard, Acting Clerk
Code Enforcement Board

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