



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

8/12/2021

Case #: CE287236-062619

Notice of Intent to Lien

91 7108 2133 3932 7228 7990

SUSAN C RABIN
6805 TALAVERA ST
CORAL GABLES FL 33146

Property Address: **6805 Talavera Street**

Dear Violator(s):

On February 19, 2020 the City's Code Enforcement Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$78,858.75 , which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing. Your immediate attention to this matter would be appreciated. Please call me at 305-460-5266 to discuss your options regarding fines associated with case number CE287236-062619.

Sincerely,

Ivonne Cutie, Clerk
Code Enforcement

Cc: Gerard Roman, Code Enforcement Officer – 305-569-1821