



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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appeal your citation?

Notice of Violation

June 13, 2025

Case #:NOVI-25-06-10757

**PROPERTIES 4 US INC
4800 LE JEUNE RD
MIAMI, FL 33146**

Folio #: 0341200224000

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

4800 LE JEUNE RD, Coral Gables, FL 33146---1819

The violation(s) found was:

Condition of commercial property(a)(5) - Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (5)If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied:

- a. All glass surfaces visible to the public shall be covered with white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green (sample of acceptable material on file with development services department);**
- b. Decorative displays of merchandise currently available within the city, merchandise of the future tenant of the vacant store, public service displays or festival and current holiday displays extending as much as three feet into the vacant store shall be located in display windows, provided that screening of the remainder of the vacant store shall be placed immediately behind the decorative display. Such screening shall consist of white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green. Such paper screening shall be mounted on a freestanding partition, attached to a wood frame or affixed by other temporary means; or**
- c. All glass surfaces visible to the public shall be covered by other decorative means as approved by the board of architects.**

Code Enforcement Officer Comments: Unapproved Brown window covering wraps for Vacant commercial property windows.

The following steps should be taken to correct the violation:

Vacant property must be screened from public view following section 105-29(a)(5) with a CITY APPROVED window covering.

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.

305-619-3082

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COM

The Code Enforcement Division will re-inspect the property on 6/28/2025 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.



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