



CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100

9/15/22 Post
 Case #: NOVI-22-05-0456

9/12/2022

4614 Brooker
 Notice of Violation

ASPEN GROVE PROPERTIES LLC
 2841 EMANTHAL STREET
 MIAMI, FL 33133

91 7108 2133 3932 7386 2165

Folio #: 0341200061320

Dear Property Owner and/or Occupant:

NOVI-22-05-0456

This letter constitutes a notice that a violation(s) exists on the premises at **4614 BROOKER ST**, Coral Gables, FL 33133.

The following violations were found:

1. 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; **As to 4610 and 4612:** wood slats installed over doors and windows without a permit; **As to 4608:** demolition of porch roof structure and replacement of wood in the façade without a permit and outside the scope of permits BL-20-07-6672, BL-20-07-6673, BL-20-07-6675, and BL-20-07-6676, which were cancelled on 8-4-22.
2. Sections 248, 249, 250, 251, 252, 253, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; **As to all four units:** paint is chipping; steps are dirty; **As to 4608:** walls are dirty; screen door is damaged and unhinged; **As to 4610:** screen door is damaged and discolored, window screens are damaged, wooden slats on windows; walls are damaged; **As to 4612:** porch slabs and walkway are dirty, walls and window damaged, screens are damaged; rear of roof in disrepair; **As to 4614:** fascia boards in disrepair; missing window screens; damaged window frame; damaged walls
3. Sections 431 of Chapter 105, Minimum Housing Code, of the City Code; **As to the residential structure:** Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein
4. Subsections 8-108(e), (f), (g), and (i) of the City Zoning Code; Demolition by neglect of historic structures; as set forth above and as applicable; 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; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; to wit: damaged doors and window frames that are missing pieces of wood and protective paint; porch ceiling of 4608 has collapsed; porch roof of 4612 has holes and is collapsing

The following steps should be taken to correct the violation:

1. Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or remove or demolish all work done without a permit, as applicable
2. Clean or paint walls and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structures and building permits for the repairs, as required
3. Correct all violations of the Minimum Housing Code or relocate all occupants
4. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required

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.