



**4150 MONSERRATE ST**  
**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**  
 427 Biltmore Way, Suite 100

Case #: CE291193-021320

07/01/2020

**Notice of Violation**

**MONSERRATE REALTY HOLDINGS LLC**  
 4801 SW 76 ST  
 MIAMI FL 33143

Folio #: 03-4120-022-0040

7/1/2020

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **4150 MONSERRATE ST, Coral Gables, FL**.

The violation(s) found was:

**Violations:**

- **Zoning Code - Article 3, section 3-207 & 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.**
- **City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.**

**Code Enforcement Officer Comments:**

- Installation of AC unit on the northside of property without a permit.
- Demolition of screen enclosure for pool without a permit.
- Installation of sprinklers without a permit.

**The following steps should be taken to correct the violation:**

**Remedy: Must obtain "After the fact" permit for all the work performed.**

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. The Code Enforcement Division will re-inspect the property on 7/1/2020 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before 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. The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

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Jul 1, 2020 at 12:38 PM