



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE298937-121720

04/06/22

### Amended Notice of Violation

MUSTER INVESTMENT LLC  
2100 PONCE DE LEON BLVD, STE 1050  
CORAL GABLES, FL 33134

91 7108 2133 3932 6521 2459

Folio #: 03-4107-016-2510

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1615 Ferdinand St**, Coral Gables, FL.

The violations are:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property on [www.ProChamps.com](http://www.ProChamps.com).
2. Section 62-58 of the City Code; to wit: failure to obtain a Public Works permit for doing work in the public right-of-way, by installing a sidewalk (PW20125459 sidewalk permit, issued on 12-18-20; last partially approved inspection was on 12-21-20).
3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code; to wit: beginning to install a pool without a building permit. (BL20106393 pool permit - applied for on 10-12-20; plans were rejected and were waiting to be picked up since 4-1-21; cancelled on 3-24-22).

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

1. Register the Property as vacant on [www.ProChamps.com](http://www.ProChamps.com) and apply for, obtain, and pass final inspection on all required permits to maintain the Property.
2. Apply for obtain, and pass final inspection on permits to install pool.
3. Pass final inspection on permits to install sidewalk.

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 **4/18/22** 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.

**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:

- o **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
- o **the property will no longer qualify for an historic preservation tax exemption.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **4/18/22** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

**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:**
  - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**



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