



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

03/03/2022

91 7108 2133 3932 6525 3728

## Summons to Appear

The City of Coral Gables

VS

**MONTERRATE REALTY HOLDINGS LLC**

**4801 SW 76 ST**

**MIAMI FL 33143**

Case #: CE291193-021320

Folio #: 03-4120-022-0040

You, as the Owner and/or Occupant of the premises at:

4150 MONSERRATE ST  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

**Zoning Code - Article 3, section 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.**

**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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **3/16/2022** at 8:30 am in the Commission Chambers, located on the second floor of:

**City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

**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:

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

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el **3/16/2022** a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

**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.**

  
Clerk  
Code Enforcement Board

**Kenneth Vilato  
Code Enforcement Officer  
305 569-1823  
kvilato@coralgables.com**