



# 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

04/07/2022

## Summons to Appear

The City of Coral Gables

VS

**MUSTER INVESTMENT LLC  
C/O PRATS, FERNANDEZ & CO., P.A.  
REGISTERED AGENT,  
999 PONCE DE LEON BLVD., 1110 PH  
Coral Gables FL 33134**

**Case #: CE298937-121720**

**Folio #: 03-4107-016-2510**

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

1615 Ferdinand 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:

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.  
Pass final inspection on permits to install sidewalk.

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 **4/20/2022** 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 **4/20/2022** 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:**
  - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

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Clerk  
Code Enforcement Board

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