

Law Office of
Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1950
Miami, FL 33131-3298
Tel: (305) 333-0467
alp@alp-law.com

September 4, 2020

***Posted at the Property and
Sent via First Class Mail***

Simon T. Steckel
701 Brickell Avenue, Suite 1550
Miami, Florida 33131-2824

Re: Notice of violations and further enforcement action regarding real property located at 6915 Sunrise Dr, Coral Gables, Florida 33133-7023 (“Property”)

Dear Mr. Steckel:

This office represents the City of Coral Gables, Florida (“City”). You are listed as the owner of the Property in the public records of Miami-Dade County.

As such, the City has brought or is bringing code enforcement actions against you for failure to maintain the Property. In spite of the City’s efforts, the Property remains in violation of the City Code and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the list of violations attached to the attached cease and desist letter.

You are hereby notified that the City will file a lawsuit or otherwise pursue further enforcement action, which may include any or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver at the expense of the responsible parties; 3) foreclosure on the City’s code enforcement and special assessments liens, if any; 4) forfeiture pursuant to applicable law; 5) the issuance of a code enforcement citation imposing a fine of \$500 per day, as stated in the attached cease and desist letter, pursuant to §§ 2-252 (e)(11) and 2-254 of the City Code; or 6) an unsafe structures proceeding, as applicable. Please be advised that the City’s code enforcement liens attach to all non-exempt real and personal property of the violator(s) named in the code enforcement order and that the City will seek its attorneys’ fees and costs.

If the violations pertain 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.**

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Should you wish to bring this property into compliance voluntarily and possibly avoid further enforcement action, you must contact me within seven days of the date of this letter. Please provide a plan of action and a timeline, including how you intend to obtain any necessary development approvals and commence and complete the work to correct the Violations.

Please govern yourself accordingly.

Very truly yours,



Alexander L. Palenzuela

cc: Miriam Soler Ramos
City Attorney
City of Coral Gables

THE CITY OF CORAL GABLES



OFFICE OF
THE CITY ATTORNEY

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

September 4, 2020

***Posted at the Property and
Sent via First Class Mail and
via email to sts1law@bellsouth.net***

Simon T. Steckel
701 Brickell Avenue, Suite 1550
Miami, Florida 33131-2824

Re: Cease and desist demand regarding violations of the City Code at the premises located at 6915 Sunrise Dr, Coral Gables, Florida 33133-7023 ("Property")

Dear Mr. Steckel:

This office represents the City of Coral Gables ("City"). You are hereby notified, as set forth below, that, as the owner of the Property (hereinafter referred to as "You"), you are in violation of the City Code and other applicable law for failure to register and maintain a single-family home ("Structure") on the Property that is vacant and has violations of the City Code.

Violations of the City Code

An inspection of the premises and review of City records, conducted on or about September 2, 2020, revealed that you committed the violations of the City Code set forth in the attached List of Violations ("Violations").

In order to correct these Violations, you must take the corrective action described in the attached List of Violations, within seven days of the date of this letter.

Cease and Desist Order

In light of the Violations, we hereby demand, pursuant to §§ 2-252(e)(11) and 2-254 of the City Code, that you correct all of the above-described violations within seven days of the date of this letter. Failure to comply with this cease and desist letter shall result in the issuance of an additional code enforcement citation punishable by a fine of \$500 per day.

Please note that, if you do not correct the Violations, the City will have no choice but to pursue further enforcement action, which may also include, but is not limited to, corrective action, including an action for a court injunction, the appointment of a receiver, or forfeiture; additional code enforcement actions, fines, and liens, including assessment liens; and foreclosure on any City liens; including any applicable attorneys' fees and costs. Please contact me no later

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than seven days of the date of this letter, to confirm that you will correct the remaining violations.

Nothing herein is intended to be a waiver of any of the City's rights and remedies which are expressly reserved, including, but not limited to, the right to issue citations for violations of additional provisions of the City Code.

Sincerely,



Cristina M. Suárez
Deputy City Attorney and
City Prosecutor

cc: Miriam Soler Ramos, City Attorney
Devin Cejas, Assistant Development Services Director
Suramy Cabrera, Development Services Director
Eduardo Santamaria, Assistant City Manager

List of Violations for 6915 Sunrise Dr

	Code Section	Description of Violation	Corrective Action Required
1.	Sections 34-202 and 34-203 of the City Code	Failure to properly register and maintain abandoned real property	Register the property on the correct registry for vacant abandoned real property and correct all code violations as set forth herein
2.	Sections 219, 227, 249, 250, 255, 277, and 278 of Chapter 105, Minimum Housing Code, of the City Code	As to the single-family home: dirty roof, balcony edge, walls, and house trims (e.g. window sills and arches and decorative lintels above sliding glass doors); decorative rocks on front walls missing, exterior stairs need re-stucco; balcony rails are missing; windows and sliding glass doors at rear of house are damaged and boarded up; damaged eaves and paint peeling on walls	Clean or paint roof, balcony edge, walls, and house trims (e.g. window sills and arches and decorative lintels above sliding glass doors); pass final inspection on permit BL-20-03-7220 to remove rock wall and repair stucco and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permit ZN-20-03-6494 any other permit for the repairs, as required (to wit: replacement of balcony railings and repair of windows and sliding glass doors and eaves)
3.	Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code	Failure to maintain accessory structures by allowing the following: driveway in need of resealing	Pass final inspection on permit to reseal driveway
4.	Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-	Boarding up of windows	Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work or remove plywood panels

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	207 and 3-208 and of the City Zoning Code		
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List of Violations for 6915 Sunrise Dr

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CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

10/07/2020

Case #: CE290660-011620

Notice of Violation

**SIMON T STECKEL
701 BRICKELL AVE
MIAMI FL 331312813**

Folio #: 0341290411160

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **6915 SUNRISE DR,** Coral Gables, FL.

The violation(s) found was:

Violations:

- **City Code - Chapter 105. Minimum Housing.**

Code Enforcement Officer Comments: 1) Sections 34-202 and 34-203 of the City Code - Failure to properly register and maintain abandoned real property.

2) Sections 219, 227, 249, 250, 255, 277, and 278 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: dirty roof, balcony edge, walls, and house trims (e.g. window sills and arches and decorative lintels above sliding glass doors); decorative rocks on front walls missing, exterior stairs need re-stucco; balcony rails are missing; windows and sliding glass doors at rear of house are damaged and boarded up; damaged eaves and paint peeling on walls.

3) Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain accessory structures by allowing the following: driveway in need of resealing.

4) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Boarding up of windows.

The following steps should be taken to correct the violation:

Remedy: 1) Register the property on the correct registry for vacant abandoned real property and correct all code violations as set forth herein.

2) Clean or paint roof, balcony edge, walls, and house trims (e.g. window sills and arches and decorative lintels above sliding glass doors); pass final inspection on permit BL-20-03-7220 to remove rock wall and repair stucco and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permit ZN-20-03-6494 any other permit for the repairs, as required (to wit: replacement of balcony railings and repair of windows and sliding glass doors and eaves).

3) Pass final inspection on permit to reseal driveway.

4) Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work or remove plywood panels.

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 **7/19/2020** 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.

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.**

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 **7/19/2020** 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:**
 - **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.**



Gerardo Roman
Code Enforcement Officer
305 569-1821
groman@coralgables.com

