



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

10/18/2019

Case #: CE288967-101819

Notice of Violation

MARIETTA MAINIERI, P.A.
c/o MUSTER INVESTMENT LLC
2100 PONCE DE LEON BLVD SUITE 1050-B
CORAL GABLES, FL 33134

7018 0360 0001 7669 6394

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 STREET**, Coral Gables, FL.

The violation(s) found was:

Violations:

- **Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.**

Code Enforcement Officer Comments: The following permits have been open for more than a year:

- ZN 18-10-3449 (Temp. chain link fence)**
- PL 18-01-2382 (Septic tank)**
- PL 18-01-2381 (Plumbing work for residential addition)**
- BL 17-12-2086 (Residential Addition)**

The following steps should be taken to correct the violation:

Remedy: Need to complete, call for inspections and close out permits.

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 **11/4/2019** 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 presented to 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.

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 **11/4/2019** 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.



for
Martha Delgado
Code Enforcement Officer
305 460-5235
mdelgado@coralgables.com

USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

Tracking Number: 70180360000176696394

[Remove X](#)

Your item was delivered at 9:23 am on October 29, 2019 in CORAL GABLES, FL 33114.

Delivered

October 29, 2019 at 9:23 am
Delivered
CORAL GABLES, FL 33114

[Feedback](#)

[Get Updates](#) 

[Text & Email Updates](#) 

[Tracking History](#) 

[Product Information](#) 

[See Less](#) 

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

10/18/2019

Case #: CE288967-101819

Notice of Violation

7015 3010 0001 4601 4601

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

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 STREET**, Coral Gables, FL.

The violation(s) found was:

Violations:

- **Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.**

Code Enforcement Officer Comments: The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

The following steps should be taken to correct the violation:

Remedy: Need to complete, call for inspections and close out permits.

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 **11/4/2019** 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 **11/4/2019** 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.**



for **Martha Delgado**
Code Enforcement Officer
305 460-5235
mdelgado@coralgables.com

USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

Tracking Number: 70153010000146014601

[Remove X](#)

Your item was delivered at 10:31 am on November 13, 2019 in MIAMI, FL 33134.

Delivered

November 13, 2019 at 10:31 am
Delivered
MIAMI, FL 33134

[Feedback](#)

[Get Updates](#) 

Text & Email Updates



Tracking History



Product Information



[See Less](#) 

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

Affidavit of Posting

Complaint/Case #: CE288967

Title of Document Posted: NOV

I, Terri Sheppard, DO HEREBY SWEAR/AFFIRM THAT THE AFOREMENTIONED
NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS OF
11615 Ferdinand St., ON 10/18/19 AT 8:10pm.

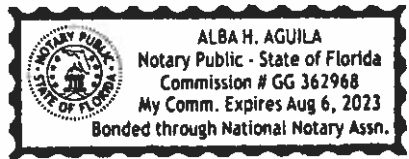
Terri Sheppard
SIGNATURE OF OFFICER

STATE OF FLORIDA)
vs.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 14th day of November, in the year
2019, by Terri Sheppard, who is personally known to me or has produced
_____ as identification.

My Commission Expires:

Alba H. Aguilera
Notary Public



1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025