



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: NOVI-22-05-0456

9/12/2022

## Notice of Violation

**ASPEN GROVE PROPERTIES LLC  
2841 EMANTHAL STREET  
MIAMI, FL 33133**

**Folio #: 0341200061320**

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **4614 BROOKER ST**, Coral Gables, FL 33133.

The following violations were found:

1. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; As to 4610 and 4612: wood slats installed over doors and windows without a permit; As to 4608: demolition of porch roof structure and replacement of wood in the façade without a permit and outside the scope of permits BL-20-07-6672, BL-20-07-6673, BL-20-07-6675, and BL-20-07-6676, which were cancelled on 8-4-22.
2. Sections 248, 249, 250, 251, 252, 253, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; As to all four units: paint is chipping; steps are dirty; As to 4608: walls are dirty; screen door is damaged and unhinged; As to 4610: screen door is damaged and discolored, window screens are damaged, wooden slats on windows; walls are damaged; As to 4612: porch slabs and walkway are dirty, walls and window damaged, screens are damaged; rear of roof in disrepair; As to 4614: fascia boards in disrepair; missing window screens; damaged window frame; damaged walls
3. Sections 431 of Chapter 105, Minimum Housing Code, of the City Code; As to the residential structure: Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein
4. Subsections 8-108(e), (f), (g), and (i) of the City Zoning Code; Demolition by neglect of historic structures; as set forth above and as applicable; e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; to wit: damaged doors and window frames that are missing pieces of wood and protective paint; porch ceiling of 4608 has collapsed; porch roof of 4612 has holes and is collapsing

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

1. Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or remove or demolish all work done without a permit, as applicable
2. Clean or paint walls and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structures and building permits for the repairs, as required
3. Correct all violations of the Minimum Housing Code or relocate all occupants
4. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required

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 **9/26/2022** 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.

**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 **26/9/2022** 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.**



**Lynn Schwartz**  
Code Enforcement Officer  
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