



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Notice of Violation

4/30/2019

**GG PROPERTY HOLDINGS LLC
C/O GREG GOLDSTEIN
REGISTERED AGENT
1203 ASTURIA AVE
CORAL GABLES, FL 33134**

**Case #: CE285332-032919
FOLIO #: 0341080013270**

Dear Property Owner and/or Occupant:

This letter constitutes a notice that violations exist on the premises at **603 MINORCA AVE**, Coral Gables, FL.

The following violations were found:

- 1. Zoning Code - Article 5, section 5-111 and Article 3, section 3-207. Maintaining two prohibited storage sheds on the North side of home that are made of unapproved material and were installed without a permit and other work without a permit as described below.**
- 2. City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit. Code Enforcement Officer Comments: Work done on property without obtaining approvals and permits. (i.e. iron fence installed along SW corner of property, gazebo installed at NW corner of property – within in the side and rear setbacks; two roofed structures, attached to rear of home; and two storage sheds on North side of home.**

The following steps should be taken to correct the violation:

- 1. Must also remove storage sheds from exterior of home.**
- 2. Must apply, obtain, and pass final inspection on all required permits for after-the-fact approval or demolition of all unpermitted work.**

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 **5/30/2019** 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.

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 **30/5/2019** 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.**



Ernesto Bermudez

Code Enforcement Officer

305 569-1823

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