

415 Aragon Ave



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

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Summons to Appear

May 6, 2026

Before the Code Enforcement Board
in and for the City of Coral Gables
Miami-Dade County, Florida

Case #: NOVI-26-04-12859

Folio: 0341080011130

The City of Coral Gables
vs

415 ARAGON AVENUE LLC or
R/A: KLITZMAN LAW GROUP PLLC
401 E LAS OLAS BLVD STE 103-664
FORT LAUDERDALE, FL 33301

Our records indicate that you, as the Owner and/or Occupant of the premises at:

415 ARAGON AVE

still are in violation of the following sections of the City Code of the City of Coral Gables:

The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall

be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article. It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, buildings and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity, such defects shall include, but not be limited to, the following:

- a. Deteriorated and decayed facades or facade elements, facades which may structurally fail and collapse entirely or partially;
- b. Deteriorated or inadequate foundations;
- c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
- d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- 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;
- h. Any structure which is not properly secured and is accessible to the general public;
- i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight;

5/8/26
NOVI-26-04-12859

May 8, 2026 at 2:37 PM