



# CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

3/2/2020

7019 0140 0000 4342 2535

## Summons to Appear

The City of Coral Gables  
vs  
**MUSTER INVESTMENT LLC**  
**2100 PONCE DE LEON BLVD STE 1050**  
**CORAL GABLES FL 33134**

Case #: CE288967-101819

Folio #: 03-4107-016-2510

You, as the Owner and/or Occupant of the premises at:

1615 FERDINAND STREET  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

**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.**

**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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **3/18/2020** at 8:30 am in the Commission Chambers, located on the second floor of:

**City Hall**  
**405 Biltmore Way**  
**Coral Gables, Florida 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

**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:

- o the City Code requires that you replace the structure with a similar historically-appropriate structure; and
- o the property will no longer qualify for an historic preservation tax exemption.

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 3/18/2020 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

**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:
  - o El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y
  - o La propiedad ya no será elegible para una exención de impuestos por preservación histórica.



Ivonne Cutie, Clerk  
Code Enforcement Board

**Martha Delgado**  
Code Enforcement Officer  
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