



CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

04/20/2022

-vs-

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

Case #: CE298937-121720

**Address of Violation(s):
1615 FERDINAND ST**

Folio #: 03-4107-016-2510

This cause having come before the Code Enforcement Board ("Board") for hearing on 4/20/2022, and based on the agreement of the parties, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent, who is the Owner of the Property, has agreed to entry of this Order. The Respondent is the owner of the property and is subject to Section 101-107 of the City Code. The Respondent is in violation of:

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property on www.ProChamps.com. The Respondent corrected this violation on 4-18-22.
2. Section 62-58 of the City Code; to wit: failure to obtain a Public Works permit for doing work in the public right-of-way, by installing a sidewalk (PW20125459 sidewalk permit, issued on 12-18-20; last partially approved inspection was on 12-21-20). The Respondent corrected this violation on 4-13-22.
3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code; to wit: beginning to install a pool without a building permit. (BL20106393 pool permit - applied for on 10-12-20; plans were rejected and were waiting to be picked up since 4-1-21; cancelled on 3-24-22).

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing and the agreement of the parties:

1. The Respondent shall, within 30 days of the date of this Order, obtain all permits or other development approvals required to correct all violations that require permits and complete the Structure, including, but not limited to building permits ("Permits") for the pool.
2. The Respondent shall pass final inspection on the Permits for the pool within 30 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 60 days from the date of this Order.
3. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
4. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
5. In the event of non-compliance with this Order by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
6. The Director of Development Services or the Code Enforcement Board may extend any of the deadlines in this Order, if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies

the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.

7. The Respondent shall pay the administrative costs for the hearing of \$108.75.
8. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

Upon complying, the Respondent(s) must notify Code Enforcement Officer Lynn Schwartz, **305 460-5273**, lschwartz@coralgables.com, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-8, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.**

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código Lynn Schwartz, **305 460-5273**, lschwartz@coralgables.com, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.

Alba Aguila, Acting Clerk
Code Enforcement Board