



FL, Coral Gables, Central Gables, Salzedo S

01 Jun 2021 12:26

CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 105
 Coral Gables, Florida 33134

Before the Code Enforcement Board
 in and for the City of Coral Gables
 Dade County, Florida. 06/30/2021

Summons to Appear Case #: CE300364-022221

The City of Coral Gables
 ONE VILLAGE PLACE CONDOMINIUM
 ASSOCIATION, INC.
 4100 Salzedo Street
 Coral Gables, FL 33143

You, as the Owner and/or Occupant of the premises at:
 4100 Salzedo St.
 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:

City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

The following permits are not finalized - BL19124800, BL10054462, BL11096875, BL13100598, BL14022086, BL17077294, EL13122604, ME15045567, ME18084259, ME20025624, FL14082345, ZN0691191, ZN0691174

The following steps should be taken to correct the violation:
 Remedy: Must reactivate, obtain all necessary inspections and finalize 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 7/23/2021 at 9:30 am in the Commission Chambers, located on the second floor of:

City Hall
 425 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 \$100.75 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:
 - 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.

CE 300364

DISPLAY THIS CARD ON FRONT OF JOB
 NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS
 DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.
 DO NOT REMOVE THIS CARD BEFORE COMPLETION

City of Coral Gables
BUILDING PERMIT

PERMIT #: BL-20-10-7221 DATE: 06-MAY-2021
 CONTRACTOR: CORE RESTORATION LLC CUSTOMER #: 071499
 INSTALLER: RYAN PEREZ TELEPHONE #: (305) 773-7841
 STATE/COUNTY LICENSE #: CCG1522128

PROJECT PURPOSE: CONCRETE REPAIRS, REINFORCEMENTS, WATERPROOFING, EXTERIOR TILING, STAMPED CONCRETE TOPPING TO EXTERIOR \$800,000.00

PROPERTY OWNER'S NAME: ONE VILLAGE PLACE CONDOMINIUM

LEGAL DESCRIPTION: ONE VILLAGE PLACE CONDO CORAL GABLES INDUSTRIAL 28-22 LOTS 1 THRU 21 BLK 2 AS DESC IN DECL OF 20306-2061 (CORAL GABLES) 15350 SQ FT PALM 03 4120 017 0330

SITE ADDRESS: 4100 SALZEDO ST FOLIO #: 03-4120-005-0001

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

THE NOTICE OF COMMENCEMENT MUST BE DISPLAYED AT THE JOB SITE.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management agencies, state agencies, or federal agencies. Please be advised that in accordance with City Ordinance No. 3700, it is the responsibility of the property owner to meet all license requirements. Compliance must be obtained prior to full construction.

A CERTIFICATE OF OCCUPANCY OR COMPLETION MUST BE SECURED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE.
 SCHEDULE AN INSPECTION VIA EMAIL: inspections@coralgables.com
 SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
 DEVELOPMENT SERVICES & FIRE INSPECTIONS: 305-490-8245 PUBLIC WORKS: 305-490-9027

NO TRESPASSING
 PROHIBIDA LA ENTRADA

"This area is a designated construction site, and anyone who trespasses on this site commits a felony." ES. 810.09

Esta área ha sido designada un área de construcción y cualquiera que entre en este sitio, sin autorización, comete un delito mayor.

Contractor Company: CORE RESTORATION LLC
 Contact: RYAN PEREZ Phone: (305) 773-7841
 Project Manager: Phone:



23 Feb 2021
07:33
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CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

300364

Case #: CE300364-022221

02/22/2021

Code Enforcement Violation Warning

4100 Salzedo

ONE VILLAGE PLACE CONDOMINIUM ASSOCIATION, INC.
4100 Salzedo St.
Coral Gables Fl. 33134

Folio #:

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **4100 Salzedo St.**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- **City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.**

Code Enforcement Officer Comments: The following permits are not finalized - BL19124800, BL10054462, BL11096879, BL13100598, BL14023086, BL17072294, EL13122604, ME15045567, ME18084259, ME20025824, PL14082345, ZN09091791, ZN09091794

The following steps should be taken to correct the violation:

Remedy: Must reactivate, obtain all necessary inspections and finalize permits.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 3/25/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/25/2021, a Notice of Violation will be issued.

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.

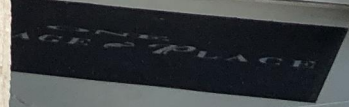
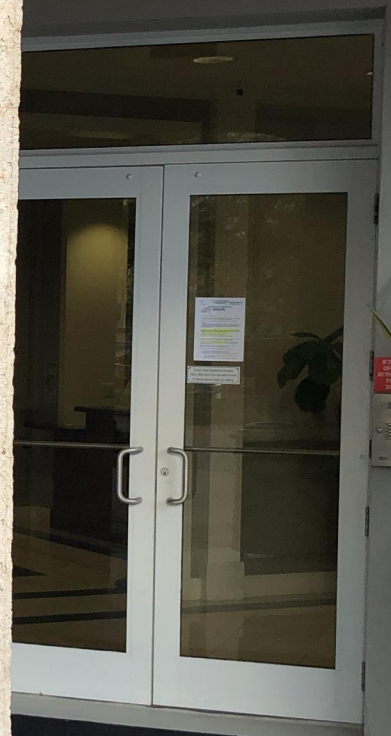


23 Feb 2020
07:33 AM



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23 Feb 2020
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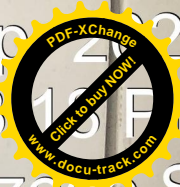
NO STOPPING ANY TIME

IF THE SECURITY OFFICER IS NOT AT THE FRONT DOOR, PLEASE CALL 305-301-6162

ONE VILLAGE PLACE



14 Apr 2021 12:33 PM



FL, Coral Gables, Central Gables, Salzedo S



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

300364

04/14/2021

Case #: CE300364-022221

Notice of Violation

ONE VILLAGE PLACE CONDOMINIUM ASSOCIATION, INC.

Folio #:

4100 Salzedo

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 4100 Salzedo St., Coral Gables, FL.

The violation(s) found was:

Violations:

- City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: The following permits are not finalized - BL19124800, BL10054462, BL11096879, BL13100598, BL14023086, BL17072294, EL13122604, ME15045567, ME18084259, ME20025824, PL14082345, ZN09091791, ZN09091794

The following steps should be taken to correct the violation:

Remedy: Must reactivate, obtain all necessary inspections and finalize permits.

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 5/14/2021 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 scheduled for a hearing before 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:

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14 Apr 2012 12:33

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IF THE SECURITY OFFICER IS NOT AT THE FRONT DOOR PLEASE CALL 305-301-6162

BUILDING PERMIT

NO TRESPASSING

NOTICE TO OCCUPANTS

Proper Entry Required on Premises



14 Apr 2012
12:33



FL, Coral Gables, Central Gables, Salzeu S

4100





01 Jul 2015
12:26:15 PM



FL, Coral Gables, Central Gables, Salzedo S

4100



SECURITY
DO NOT
ENTER
IF YOU
DO NOT
HAVE
ACCESS



FL, Coral Gables, Central Gables, Salzedo

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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

06/30/2021

Summons to Appear

The City of Coral Gables
vs
**ONE VILLAGE PLACE CONDOMINIUM
ASSOCIATION, INC.**
4100 Salzedo Street
Coral Gables, FL 33143

Case #: CE300364-022221

91 7108 2133 3932 7387 0849

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4100 Salzedo St.
CORAL GABLES, FL 33134

CE 300364

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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 7/21/2021 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.

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construction site