



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

04/20/2018

Case #: CE277197-041918

## Code Enforcement Violation Warning

**CASTELO BRANCO LLC**

**5804 LEONARDO ST**

**CORAL GABLES FL 33146**

**Folio #: 0341190072770**

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 **1526 ANCONA AVE**, 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.**

**City Code - Chapter 105. Minimum Housing.**

**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.**

**Code Enforcement Officer Comments: The following permits need to be reactivated and all inspections called for and permits closed out: BI-15-08-4913 Addition, Pool BL-15-09-3714, Electrical EL-15-09-3801, Plumbing Pool PL-15-11-5936, Plumbing Sprinklers PL-16-02-3022, Plumbing Gas PL-15-07-4651 and Plumbing Sewer PL-14-04-2704.**

**Wall at rear of property is dirty.**

**Permits exists more than 1 year.**

**The following steps should be taken to correct the violation:**

**Remedy: Need to reactivate permits that are expire, call for inspections and close out permits. Permits older than a year need to be closed out. Wall needs to be cleaned and or painted. Painting will require color approval only.**

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 **5/20/2018** to determine if corrective measures have been completed. If corrective measures have not been completed by **5/20/2018**, 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.

Coral Gables ha merecido el título de “La Ciudad Bella” gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **5/20/2018** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **5/20/2018**, se emitirá un Aviso de Infracción.

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.

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**Terri Sheppard**  
Code Enforcement Officer  
**305 460-5239**  
**tsheppard@coralgables.com**