



City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100

5/24/2023 10:48:52 AM

Case #:NOVI-22-09-1326

### Notice of Violation

9489 0090 0027 6516 8335 03

ANDREW ALLAN RYAN  
545 SAN SERVANDO AVE  
CORAL GABLES, FL 33146

**NOVI-22-09-1326**

Folio #: 0341320050281

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

545 SAN SERVANDO AVE, Coral Gables, FL 33143-6322

The violation(s) found was:

**Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.**

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 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 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: **EXPIRED PERMIT: BL20056649**  
TYPE OF WORK: RAIN GUTTERS & DOWNSPOUTS  
EXPIRED: 08/03/2021

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

Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

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 6/24/2023 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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.

rcasimir@coralgables.com

05-24-2023 11:04 AM

545



 **City of Coral Gables**  
Code Enforcement Division  
427 Baltimore Way, Suite 100

5/24/2023 10:48:52 AM  
Case # NOVI-22-09-1326

**Notice of Violation**

ANDREW ALLAN RYAN  
1461 0090 0027 6516 8335 03  
545 SAN SERVANDO AVE  
CORAL GABLES, FL 33146

**NOVI-22-09-1326**  
Folio #: 0341320050281

Dear Property Owner and/or Occupant:  
This letter constitutes a notice that a violation(s) exists on the premises at:  
**545 SAN SERVANDO AVE, Coral Gables, FL 33143 6332**

The violation(s) found was:  
**Expired Building Permit - Sec. 105-26 - Adoption of building, plumbing, electrical and related technical codes.**  
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7, Florida Building Code 105.4.1. 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: **EXPIRED PERMIT: DL20006848**  
TYPE OF WORK: **RAIN GUTTERS & DOWNSPOUTS**  
EXPIRED: 08/03/2021

The following steps should be taken to correct the violation:  
Please "renew" re-activate the permit(s) in order to call for final pending inspection(s). Inspectors must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Sileo at 305-468-2260/sileo@coralgables.com or Development Services at 305-468-2246/development@coralgables.com or Jorge Pina-Mobile Permit Coordinator at 305-469-2772/jpina@coralgables.com

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 6/24/2023 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to 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.

raana@coralgables.com

05-24-2023 11:04 AM