



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

DO SIGN
Once/visit
06/16/2021

06/16/2021

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

91 7108 2133 3932 5968 5740

Second Amended Summons to Appear

The City of Coral Gables
vs

Case #: CE302407-042221

OASIS IN THE GABLES, LLC
C/O SPC MANAGEMENT SERVICES INC.
REGISTERED AGENT
1200 BRICKELL AVE, STE 520
MIAMI, FL 33131-3210

Folio #: 03-4107-014-0830

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

1013 CASTILE AVE
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:

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7 (formerly 3-207) and 14-202.8 (formerly 3-208) and of the City Zoning Code, to wit: work without a permit on the single-family home and accessory structure on the Property (collectively referred to as "Structures") that (a) exceeds the scope of existing development approvals, including, but not limited to, building permit BL 16-12-7121 and all subpermits required to complete the Structures ("Permits") by (i) altering rafter tails and size of window openings of single-family home, and (ii) removing balcony of and altering stucco on accessory structure; and (b) by allowing the Permits to expire as of 4-28-21 (formerly 4-21-21).
3. Sections 250, 253, and 254 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without screens, windows, and doors, so that the Structures are not weather and watertight and are not effectively protected against the entrance of insects.
4. Sections 226 and 255 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without windows and doors and in a state of partial construction, such that the exterior of the Structures are not maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood.
5. Section 278 of Chapter 105, the City Minimum Housing Code, to wit: by not maintaining the floors, walls, ceilings, and roofs of the Structures in a clean and sanitary condition.
6. Sections 14-202.7 (formerly 3-207 (D)) of the City Zoning Code; to wit: failure to fully complete the Structures in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits, which were issued on 3-7-17, had their last approved inspection (for roof sheathing) on 9-4-18, and which expired on 4-28-21 (formerly 4-28-21).
7. Section 8-108 (formerly 3-1108) of the City Zoning Code, to wit: demolition by neglect of an historic structure; including, but not limited to, by allowing: (a) deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (b) defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; (c) structures which are not properly secured and are accessible to the general public; (d) faults or defects in the property that renders the Structures not properly watertight.

The following steps should be taken to correct the violation:

1. Register and maintain the Property and apply to re-open and pass final inspection on all Permits to complete the Structures.

2. As to paragraphs 2 through 7 above, re-open, as needed, and pass final inspection, on all Permits to complete the Structures.

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.

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.**

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 7/21/2021 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

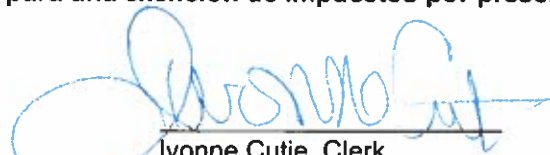
**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

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


Ivonne Cutie, Clerk
Code Enforcement Board

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



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,
Miami-Dade County, Florida

06/16/2021

Second Amended Summons to

Appear

Case #: CE302407-042221

The City of Coral Gables
vs
1013 CASTILE AVENUE CORP.
C/O IRIS I. ROMERO
7750 SW 117 AVE, STE 301
MIAMI, FL 33183-3844

Folio #: 03-4107-014-0830

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

1013 CASTILE AVE
CORAL GABLES, FL 33134

91 7108 2133 3932 6521 7553

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

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7 (formerly 3-207) and 14-202.8 (formerly 3-208) and of the City Zoning Code, to wit: work without a permit on the single-family home and accessory structure on the Property (collectively referred to as "Structures") that (a) exceeds the scope of existing development approvals, including, but not limited to, building permit BL 16-12-7121 and all subpermits required to complete the Structures ("Permits") by (i) altering rafter tails and size of window openings of single-family home, and (ii) removing balcony of and altering stucco on accessory structure; and (b) by allowing the Permits to expire as of 4-28-21 (formerly 4-21-21).
3. Sections 250, 253, and 254 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without screens, windows, and doors, so that the Structures are not weather and watertight and are not effectively protected against the entrance of insects.
4. Sections 226 and 255 of Chapter 105, the City Minimum Housing Code, to wit: by maintaining the Structures without windows and doors and in a state of partial construction, such that the exterior of the Structures are not maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood.
5. Section 278 of Chapter 105, the City Minimum Housing Code, to wit: by not maintaining the floors, walls, ceilings, and roofs of the Structures in a clean and sanitary condition.
6. Sections 14-202.7 (formerly 3-207 (D)) of the City Zoning Code; to wit: failure to fully complete the Structures in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on the Permits, which were issued on 3-7-17, had their last approved inspection (for roof sheathing) on 9-4-18, and which expired on 4-28-21 (formerly 4-28-21).
7. Section 8-108 (formerly 3-1108) of the City Zoning Code, to wit: demolition by neglect of an historic structure; including, but not limited to, by allowing: (a) deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (b) defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; (c) structures which are not properly secured and are accessible to the general public; (d) faults or defects in the property that renders the Structures not properly watertight.

The following steps should be taken to correct the violation:

1. Register and maintain the Property and apply to re-open and pass final inspection on all Permits to complete the Structures.
2. As to paragraphs 2 through 7 above, re-open, as needed, and pass final inspection on all Permits to complete the Structures.

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.

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.**

Como consecuencia de la(s) violaci3n(es) mencionadas arriba, se ha presentado una queja en su contra y a trav3s de este medio se requiere su presencia al frente de la Junta del Cumplimiento del C3digo para una audiencia el 7/21/2021 a las 8:30 a.m. en la C3mara de la Comisi3n, 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 discutir3 en su ausencia. Una tarifa administrativa de \$108.75 se cobrar3 en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor aseg3rese 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 hist3rica, tenga en cuenta que:

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que tambi3n deba reparar o restaurar la estructura hist3rica.**
- **Si se permite que la estructura hist3rica se deteriore hasta el punto en que debe ser demolida:**
 - **El C3digo de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente hist3rica; y**
 - **La propiedad ya no ser3 elegible para una exenci3n de impuestos por preservaci3n hist3rica.**


Ivonne Cutie, Clerk
Code Enforcement Board

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