



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

11/01/2019

Case #: CE277197-041918

Notice of Violation

**SILVAS FINANCIAL SERVICES, LLC
c/o CASTELO BRANCO LLC
5220 S UNIVERISTY DR
STE C-102
DAVIE, FL 33328**

Folio #: 0341190072770

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1526 ANCONA AVENUE** 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.**
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.

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 **11/15/19** 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 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.

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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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.

A handwritten signature in black ink that reads "Terri Sheppard". The signature is written in a cursive style and is positioned above a horizontal line.

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



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

11/01/2019

Case #: CE277197-041918

Notice of Violation

CASTELO BRANCO LLC
5804 LEONARDO ST
CORAL GABLES FL 33146

Folio #: 0341190072770

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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.**

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **11/15/19** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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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.**



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