



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
3000 Biscayne Blvd, Suite 100
Coral Gables, FL 33134

Form CE-00000001

Code Enforcement Violation Warning

VIOLATION # 1415
ADDRESS 1415 Granada
CITY CORAL GABLES, FL 33134

1415 Granada
CE 290722

1/22/20

Dear Property Owner or Occupant:
The staff of the city's office of code enforcement has been notified of a violation of the City of Coral Gables Code of Ordinances, Chapter 154, Section 154.01(1)(a), which prohibits the use of a building for a purpose other than that for which it was originally designed or constructed.

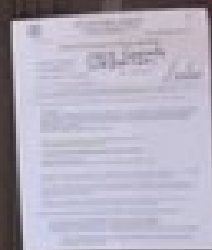
At this time, a Code Enforcement Case Number has been assigned to this violation.
Violations:
- Code of Ordinances, Chapter 154, Section 154.01(1)(a), which prohibits the use of a building for a purpose other than that for which it was originally designed or constructed, in violation of the Code of Ordinances, Chapter 154, Section 154.01(1)(a), which prohibits the use of a building for a purpose other than that for which it was originally designed or constructed.

Code Enforcement Case Number: CE 290722
Property Address: 1415 Granada
City: Coral Gables, FL 33134
Violation Description: Use of building for a purpose other than that for which it was originally designed or constructed.

You are hereby notified that you have 10 business days from the date of this warning to correct the violation. If you fail to correct the violation within the specified time frame, the City of Coral Gables may take enforcement action, which may include the issuance of a stop-work order, the suspension of the building's occupancy permit, or the filing of a lawsuit against you.

- If you would prefer to schedule a meeting to discuss this violation, please call the City of Coral Gables at (305) 460-1111.
- 1. You may be subject to enforcement action if you fail to correct the violation within the specified time frame.
 - 2. You may be subject to enforcement action if you fail to correct the violation within the specified time frame.
 - 3. You may be subject to enforcement action if you fail to correct the violation within the specified time frame.

1415



Jan 23, 2020 at 12:52:12 PM



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

8/17/21

08/16/2021

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

Summons to Appear

The City of Coral Gables
vs
CELESTE R VASQUEZ
1415 GRANADA BLVD
CORAL GABLES FL 331342454

Case #: CE290722-012120

Folio #: 0341070180320

You, as the Owner and/or Occupant of the premises at:
1415 GRANADA BLVD CORAL GABLES GRANADA SEC REV
CORAL GABLES, FL 33134

91 7108 2133 3932 5968 2572

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.
City Code - Chapter 105. Minimum Housing.

Property has a dirty roof
Property has open and expired permits. *

1415 Granada
CE 290722

The following steps should be taken to correct the violation:

Remedy: Must clean roof.
Must reopen all expired permits and request all inspections to close.

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 **9/15/2021 at 8:30 am in** the Commission Chambers, located on the second floor of:

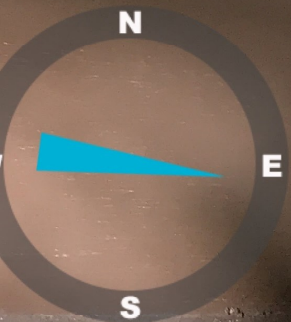
City Hall
405 Biltmore Way
Coral Gables, Florida 33134

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.

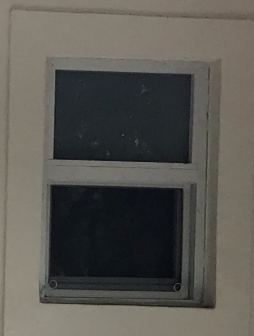
Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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



 1415





CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

327 Biltmore Way, Suite 100

02/21/2020

1415 Granada

Case #: CE290722-012120

Notice of Violation

CELESTE R VASQUEZ
1415 GRANADA BLVD
CORAL GABLES FL 331342454

CE290722

File #: 2002070180020

2/25/20

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 1415 GRANADA BLVD, Coral Gables, FL.

The violation(s) found was:

Violations:

- City Code - Chapter 105, section 105-21, F.S.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.

Code Enforcement Officer Comments: Property has a dirty roof *complaint*
Property has open and expired permits. *see list*

The following steps should be taken to correct the violation:

Kennedy: Must clean roof
Must reopen all expired permits and request all inspections to close.

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 02/25/2020 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 Office 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.