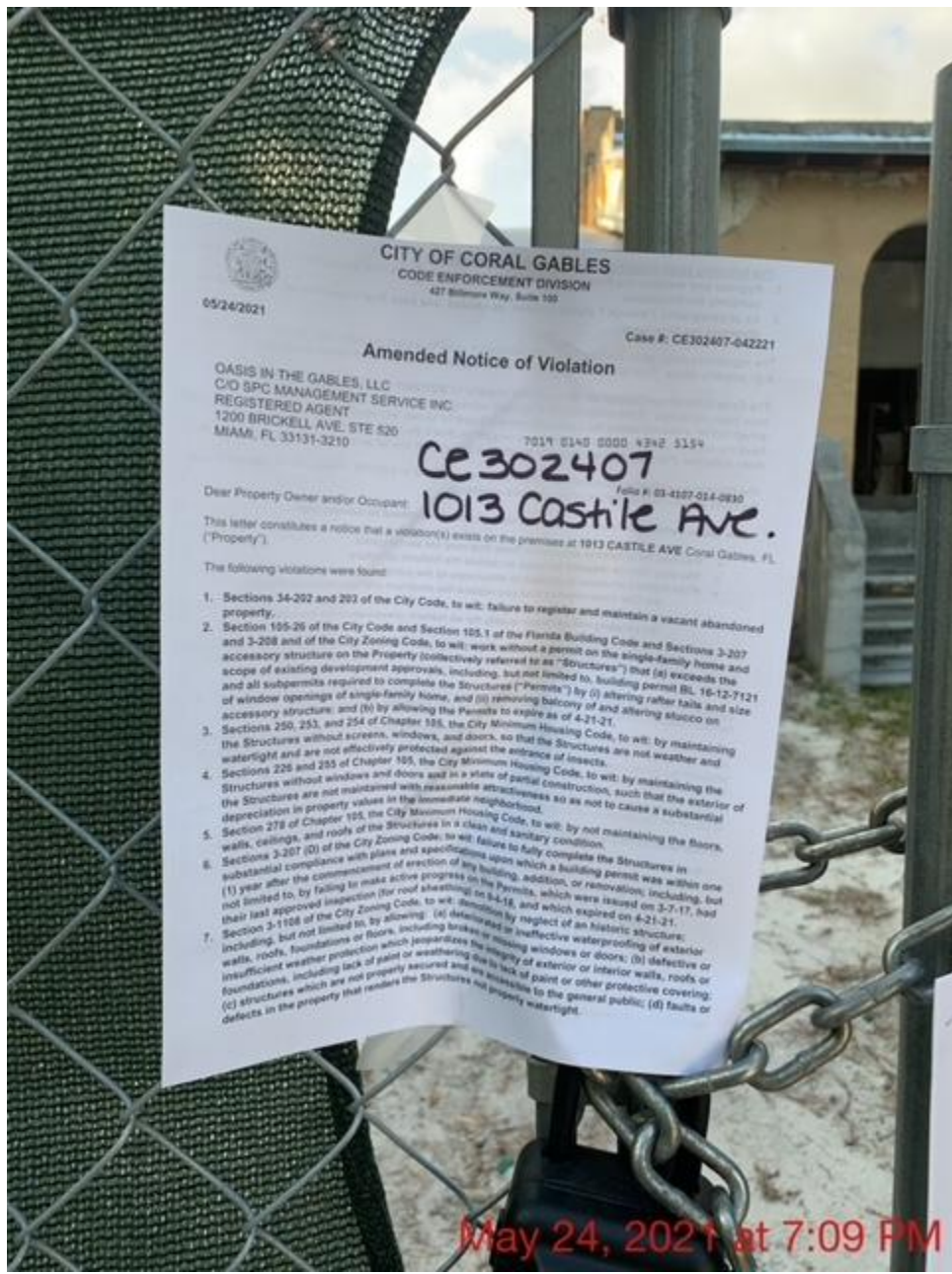



Sheppard, Terri

From: Sheppard, Terri
Sent: Tuesday, May 25, 2021 3:34 PM
To: Sheppard, Terri
Subject: 1013 Castile Avenue




CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100
 Coral Gables, FL 33134

05/24/2021 Case #: CE302407-042221

Amended Notice of Violation

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

7019 0140 0000 6362 5154

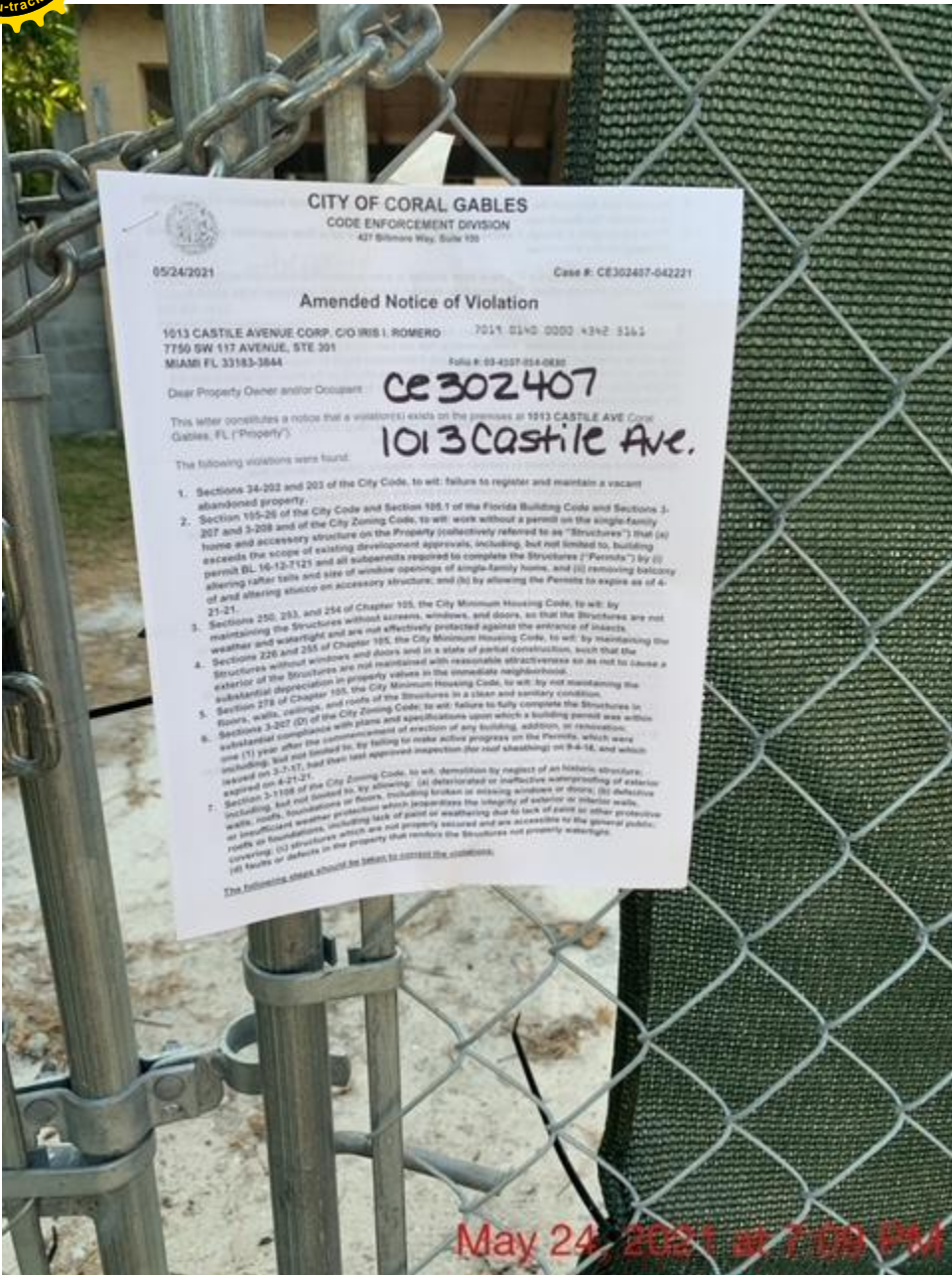
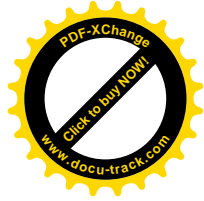
CE302407

1013 Castile Ave.

Dear Property Owner and/or Occupant: (Auto #: 03-4107-024-0830)
 This letter constitutes a notice that a violation(s) exists on the premises at 1013 CASTILE AVE Coral Gables, FL.
 ("Property").

The following violations were found:

- Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
- Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 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 4-21-21.
- Sections 250, 253, and 254 of Chapter 155, 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.
- Sections 226 and 255 of Chapter 155, 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.
- Section 278 of Chapter 155, 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.
- Sections 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, and their last approved inspection (for roof sheathing) on 3-4-18, and which expired on 3-7-17, had their last approved inspection of the City Zoning Code, to wit: demolition by neglect on 4-21-21.
- Section 3-1108 of the City Zoning Code, to wit: (a) deteriorated or ineffective 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 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.



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100

0524/2021 Case #: CE302407-042221

Amended Notice of Violation

1613 CASTLE AVENUE CORP. C/O IRIS I. ROMERO 7011 0140 0000 4342 3161
 7750 SW 117 AVENUE, STE 301
 MIAMI FL 33183-3844 Phone #: 305-4507-0540/0200

Dear Property Owner and/or Occupant: **CE302407**

This letter constitutes a notice that a violation(s) exists on the premises at **1013 CASTLE AVE Coral Gables, FL ("Property")**. **1013 Castle Ave.**

The following violations were found:

- Sections 24-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
- Section 195-26 of the City Code and Section 100.1 of the Florida Building Code and Sections 3-207 and 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 16-12-1125 and all subpermits required to complete the Structures ("Permits") by (i) altering (after take and site of window openings of single-family home, and (ii) removing balcony of and altering stoop on accessory structure; and (b) by allowing the Permits to expire on 4-21-21.
- Sections 200, 203, and 204 of Chapter 105, the City Minimum Housing Code, to wit: by not 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.
- Sections 220 and 251 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.
- 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.
- Section 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 actual 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 were issued on 4-21-21.
- Section 3-118 of the City Zoning Code, to wit: demolition by neglect of an historic structure approved on 4-21-21, 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 by the general public; (d) faults or defects in the property that render the Structures not properly watertight.

The following shall, should be taken to correct the violations.

May 24 2021 at 1:09 PM



Terri Sheppard
Field Supervisor
Code Enforcement Division
Development Services Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305)460-5239
(305)460-5348 Fax