



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
Dade County, Florida

09-09-2020

Summons to Appear

The City of Coral Gables
vs
CASTELO BRANCO LLC
5804 LEONARDO ST
CORAL GABLES FL 33146

Case #: CE277197-041918

7019 2280 0000 5875 5193

Folio #: 0341190072770

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

1526 ANCONA AVE PB 20-38
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:

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.

The following permits need to be reactivated and all inspections called for and permits closed out: BL-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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear virtually via zoom before the Code Enforcement Board for a hearing on **09/23/2020** at 8:30 am.

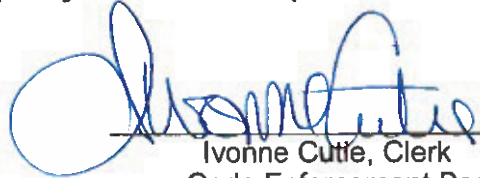
1. Go to <https://zoom.us>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 589 262 6316
4. Click "Join"

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.



Ivonne Cutie, Clerk
Code Enforcement Board

Terri Sheppard
Code Enforcement Field Supervisor
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tsheppard@coralgables.com