



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

91 7108 2133 3932 7443 1667

Case #: CE273285-112119

11/21/2019

Notice of Violation

1013 CASTILE LLC
1395 BRICKELL AVE, #900
MIAMI, FL 33131-3302

Folio #: 03-4107-014-0830

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1013 CASTILE AVE**, Coral Gables, FL.

The following violations were found:

1. **Section 34-55 of the City Code - Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris**
2. **Sec. 34-202 and 203 of the City Code - Failure to register and maintain an abandoned property that is in foreclosure**
3. **Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code, Building permit for renovation of structure (permit # BL-16-12-7121) has expired**
4. **Sec. 105-250 of the City Minimum Housing Code - The structure must be maintained in a manner that it will be weather and watertight**
5. **Sec. 105-254 of the City Minimum Housing Code - Every window, door, and other opening to outdoor space in the exterior of every structure shall be effectively protected against the entrance of insects**
6. **Sec. 105-255 of the City Minimum Housing Code - The exterior of every structure shall be so maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood**
7. **Sec. 105-278 of the City Minimum Housing Code - Floors, walls, ceilings and roofs of every structure shall be structurally sound, and maintained in a clean and sanitary condition**
8. **Section 3-1108 of the City Zoning Code - Demolition by neglect of an historic structure; including, but not limited to: Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; 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; Any structure which is not properly secured and is accessible to the general public; Any fault or defect in the property that renders it structurally unsafe or not properly watertight**

The following steps should be taken to correct the violation:

1. **Consistently mow the grass and trim all overgrown vegetation and remove all dead vegetation and debris**

- 2. Register and maintain the Property and apply to re-open and pass final inspection on all required permits to complete the structure**
- 3. Apply to re-open and pass final inspection on all required permits to complete the structure**
- 4. Apply to re-open and pass final inspection on all required permits to complete the structure**
- 5. Apply to re-open and pass final inspection on all required permits to complete the structure**
- 6. Apply to re-open and pass final inspection on all required permits to complete the structure**
- 7. Apply to re-open and pass final inspection on all required permits to complete the structure**
- 8. Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic structure**

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 **12/23/2019** 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 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 **23/12/2019** 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.

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



Adolfo Garcia
Code Enforcement Officer
305 569-1829
agarcia2@coralgables.com



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

91 7108 2133 3932 7443 1674

11/21/2019

Case #: CE273285-112119

Notice of Violation

1013 CASTILE LLC
c/o Tito Figueroa, Registered Agent
1825 Ponce de León Blvd
Coral Gables, FL 33134-4418

Folio #: 03-4107-014-0830

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1013 CASTILE AVE**, Coral Gables, FL.

The following violations were found:

1. **Section 34-55 of the City Code - Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris**
2. **Sec. 34-202 and 203 of the City Code - Failure to register and maintain an abandoned property that is in foreclosure**
3. **Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code, Building permit for renovation of structure (permit # BL-16-12-7121) has expired**
4. **Sec. 105-250 of the City Minimum Housing Code - The structure must be maintained in a manner that it will be weather and watertight**
5. **Sec. 105-254 of the City Minimum Housing Code - Every window, door, and other opening to outdoor space in the exterior of every structure shall be effectively protected against the entrance of insects**
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8. **Section 3-1108 of the City Zoning Code - Demolition by neglect of an historic structure; including, but not limited to: Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; 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; Any structure which is not properly secured and is accessible to the general public; Any fault or defect in the property that renders it structurally unsafe or not properly watertight**

The following steps should be taken to correct the violation:

1. **Consistently mow the grass and trim all overgrown vegetation and remove all dead vegetation and debris**

- 2. Register and maintain the Property and apply to re-open and pass final inspection on all required permits to complete the structure**
- 3. Apply to re-open and pass final inspection on all required permits to complete the structure**
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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 **12/23/2019** 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.

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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.

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- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
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 - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
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Adolfo Garcia
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CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

91 7108 2133 3932 7443 1681

11/21/2019

Case #: CE273285-112119

Notice of Violation

1013 CASTILE AVE
1502 El Rado St
Coral Gables, FL 33134-2280

Folio #: 03-4107-014-0830

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1013 CASTILE AVE**, Coral Gables, FL.

The following violations were found:

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



Adolfo Garcia
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305 569-1829
agarcia2@coralgables.com



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

91 7108 2133 3932 7443 1698

Case #: CE273285-112119

11/21/2019

Notice of Violation

**Yellowstone International Group
16407 Collins Ave, Apt. 2303
Sunny Isles Beach, FL 33160**

Folio #: 03-4107-014-0830

Dear First Mortgagee:

This letter constitutes a notice that a violation(s) exists on the premises at **1013 CASTILE AVE**, Coral Gables, FL.

The following violations were found:

1. **Section 34-55 of the City Code - Property is not consistently maintained, including but not limited to, by allowing overgrown and dead vegetation and debris**
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The following steps should be taken to correct the violation:

1. **Consistently mow the grass and trim all overgrown vegetation and remove all dead vegetation and debris**

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 - **the property will no longer qualify for an historic preservation tax exemption.**

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Adolfo Garcia
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CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

91 7108 2133 3932 7443 1704

Case #: CE273285-112119

11/21/2019

Notice of Violation

A & M American Development LLC
c/o Atias Alvaro, Registered Agent
157 E Bayridge Dr
Weston, FL 33326-3530

Folio #: 03-4107-014-0830

Dear Second Mortgagee:

This letter constitutes a notice that a violation(s) exists on the premises at **1013 CASTILE AVE**, Coral Gables, FL.

The following violations were found:

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