



Nov 1, 2019 at 2:52 PM



Nov 1, 2019 at 2:52 PM



Nov 1, 2019 at 2:58 PM

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
3000 SW 8th Street, Coral Gables, FL 33134

Case # **CE277197**

Notice of Violation

CE277197
1526 Ancona
Avenue

Case Property Owner and/or Occupant

Case Address

The address is located at

Violations

- City Code - Chapter 91B, Section 91B.02, F.A.C. - Section 91B.04, F.A.C. It shall be unlawful and the penalty is hereby declared null and void, in any instance of lack of progress or abandonment, a stop order concerning this structural construction shall be obtained before proceeding with the work.
- City Code - Chapter 91B, Minimum Housing
- Building Code - Article 5, Section 5.02(2)(c). No building work shall be commenced or continued until the building permit has been issued by the Department of Building Inspection or any other authority that may be designated by the Department of Building Inspection.

Code Enforcement Officer Comments: The following violation(s) exist on the subject property and are hereby notified to the property owner and/or occupant. The City of Coral Gables is hereby notifying you that you are in violation of the City Code and Building Code. The City of Coral Gables is hereby notifying you that you are in violation of the City Code and Building Code. The City of Coral Gables is hereby notifying you that you are in violation of the City Code and Building Code.

The following steps should be taken to correct the violation:

Penalty: The penalty for this violation is a fine of \$100 per day for each day the violation exists. The penalty for this violation is a fine of \$100 per day for each day the violation exists.

The regulations enforced by the City have been adopted in order to protect the public health, safety and general welfare of the community. The immediate attention to correcting the violation is required.

The Code Enforcement Division will inspect the property on 11/01/2019 at 10:00 AM. If the violation is not corrected by the time of the inspection, the City of Coral Gables will issue a stop order. If the stop order is issued, the property owner and/or occupant will be required to stop all work on the property until the violation is corrected. If the stop order is issued, the property owner and/or occupant will be required to stop all work on the property until the violation is corrected. If the stop order is issued, the property owner and/or occupant will be required to stop all work on the property until the violation is corrected.

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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

CE277197

03/03/2020

Summons to Appear

The City of Coral Gables
vs
CASTELO BRANCO LLC
5804 LEONARDO ST
CORAL GABLES FL 33144

Case #: CE277197-041918

7025 0340 0000 4342 2874

Folio #: 0341190072779

You, as the Owner and/or Occupant of the premises at:
1526 ANCONA AVE PB 20-28
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(2). 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-15-08-8913 Addition, Pood Bl-15-09-1274, Electrical EL-15-09-3837, Plumbing Food PL-15-11-2826, Plumbing Sprinklers PL-16-02-2822, Plumbing Gas PL-15-07-4851 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 before the Code Enforcement Board for a hearing on **3/8/2020** at 8:30 am in the Commission Chambers, located on the second floor of

City Hall
427 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

Mar 6, 2020 at 2:55 PM

Notice of Violation
Case # CE277197
1526 Ancora
15155 N.W. 22nd Ave.

CARTELO BRANDED LLC
15155 N.W. 22nd Ave.
CORAL GABLES, FL 33134

Dear Property Owner/Owner's Consultant:

The city code requires a notice that a violation exists to be provided to the property owner or the owner's consultant. The violation is as follows:

- City Code - Chapter 158, section 158.05 (3.1) - section 158.05(3.1) requires that all signs be placed in accordance with the provisions of this code.

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The following action should be taken to correct the violation:

- Remove the sign from the property.

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May 29, 2018 at 2:10 PM