



1400 Ponce de Leon Blvd  
 City of Coral Gables



Code Enforcement Division  
 427 Biltmore Way, Suite 100



SCAN ME  
 Need to search or  
 appeal your citation?

@1402 Ponce De Leon Blvd  
 Notice of Violation

October 27, 2023

Case #:NOVI-23-09-3436

SEVILLA ASSOCIATES LLC  
 2631 PONCE DE LEON BLVD  
 CORAL GABLES, FL 33134-6002

Folio #: 0341080093450

NOVI-23-09-3436

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1400 PONCE DE LEON BLVD, Coral Gables, FL 33134-4008

The violation(s) found was:

9489 0090 0027 6516 4736 86  
 9489 0090 0027 6516 4736 79

Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT BL-21-03-8783  
 INTR. ALTARATIONS FLOORING, DEMO OF PARTITION WALLS, ADD NEW PARTIONS, ELECTRICAL, PLUMBING,

The following steps should be taken to correct the violation:

Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/Developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

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 11/26/2023 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

*Signature*

305-619-1125  
 sramos2@coralgables.com

10-27-2023 10:56 AM