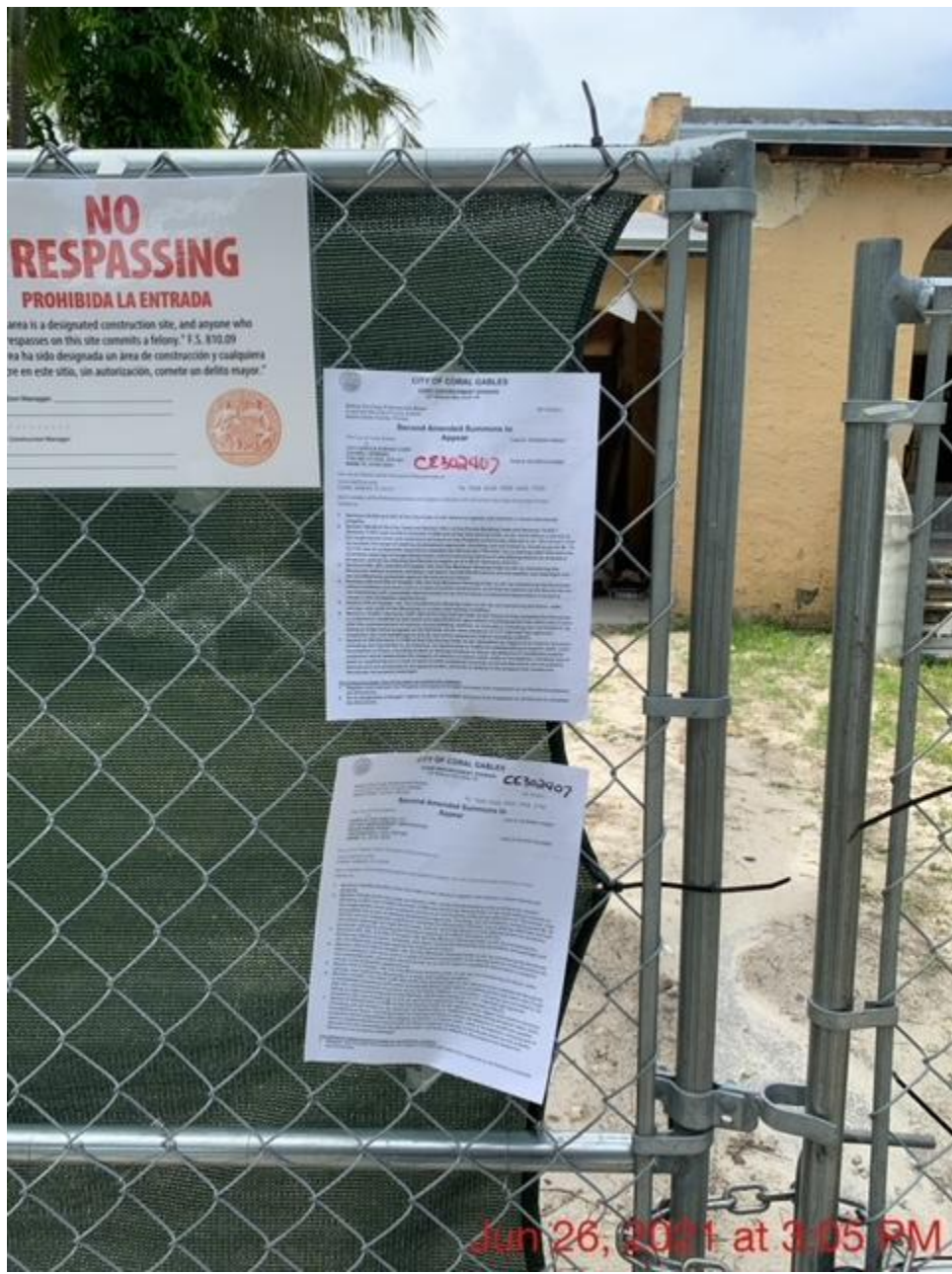


Sheppard, Terri

From: Sheppard, Terri  
Sent: Monday, July 12, 2021 11:53 AM  
To: Sheppard, Terri  
Subject: 1013 Castile





**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,  
 Miami-Dade County, Florida

06/16/2021

**Second Amended Summons to Appear**

The City of Coral Gables  
 vs  
**1013 CASTLE AVENUE CORP.**  
 C/O IRIS I. ROMERO  
 7780 SW 117 AVE, STE 301  
 MIAMI, FL 33183-3644

Case #: CE302407-042221  
 Folio #: 03-4107-014-0830

CE302407

You, as an Owner and/or Occupant of the premises at:  
 1013 CASTLE AVE  
 CORAL GABLES, FL 33134      31 7106 2133 3932 6521 7553

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
2. Section 105-26 of the City Code and Section 165.1 of the Florida Building Code and Sections 14-202.7 (formerly 3-207) and 14-202.8 (formerly 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 4-28-21 (formerly 4-21-21).
3. 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.
4. Sections 236 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.
5. 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.
6. Sections 14-202.7 (formerly 3-207) (C) of the City Zoning Code, to wit: failure to fully complete the Structures 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, had their last approved inspection (for roof sheathing) on 8-4-18, and which expired on 4-28-21 (formerly 4-28-21).
7. Section 8-158 (formerly 3-158) of the City Zoning Code, to wit: demolition by neglect of an historic structure, 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 to the general public; (d) faults or defects in the property that renders the Structures not properly watertight.

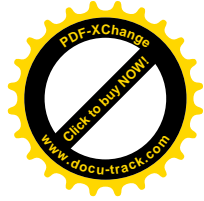
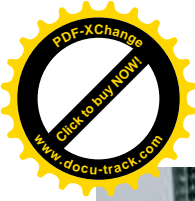
The following steps should be taken to correct the violation:

1. Register and maintain the Property and apply to re-open and pass final inspection on all Permits to complete the Structures.
2. As to paragraphs 2 through 7 above, re-open, as needed, and pass final inspection on all Permits to complete the Structures.

Jun 26, 2021 at 3:05 PM

CITY OF CORAL GABLES  
 CODE ENFORCEMENT DIVISION





**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,  
 Miami-Dade County, Florida

06/16/2021

**Second Amended Summons to Appear**

The City of Coral Gables  
 vs  
 1013 CASTLE AVENUE CORP.  
 C/O ROS I. ROMERO  
 7750 SW 117 AVE, STE 361  
 MIAMI, FL 33183-3844

Case #: CE302407-042221  
 Folio #: 03-4107-014-0830

CE302407

You, as an Owner and/or Occupant of the premises at:  
 1013 CASTLE AVE  
 CORAL GABLES, FL 33134

\*1 7108 2133 3432 4521 7553

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain a vacant abandoned property.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7 (formerly 3-207) and 14-202.8 (formerly 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 18-12-7121 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 4-28-21 (formerly 4-21-21).
3. Sections 250, 253, and 254 of Chapter 105, 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.
4. Sections 226 and 255 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.
5. Section 273 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.
6. Sections 14-202.7 (formerly 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 expired on 3-7-17, had their last approved inspection (for roof sheathing) on 9-4-18, and which expired on 4-28-21 (formerly 4-28-21).
7. Section 8-108 (formerly 3-1108) of the City Zoning Code, to wit: demolition by neglect 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 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 to the general public; (d) faults or defects on the property that renders the Structures not properly watertight.

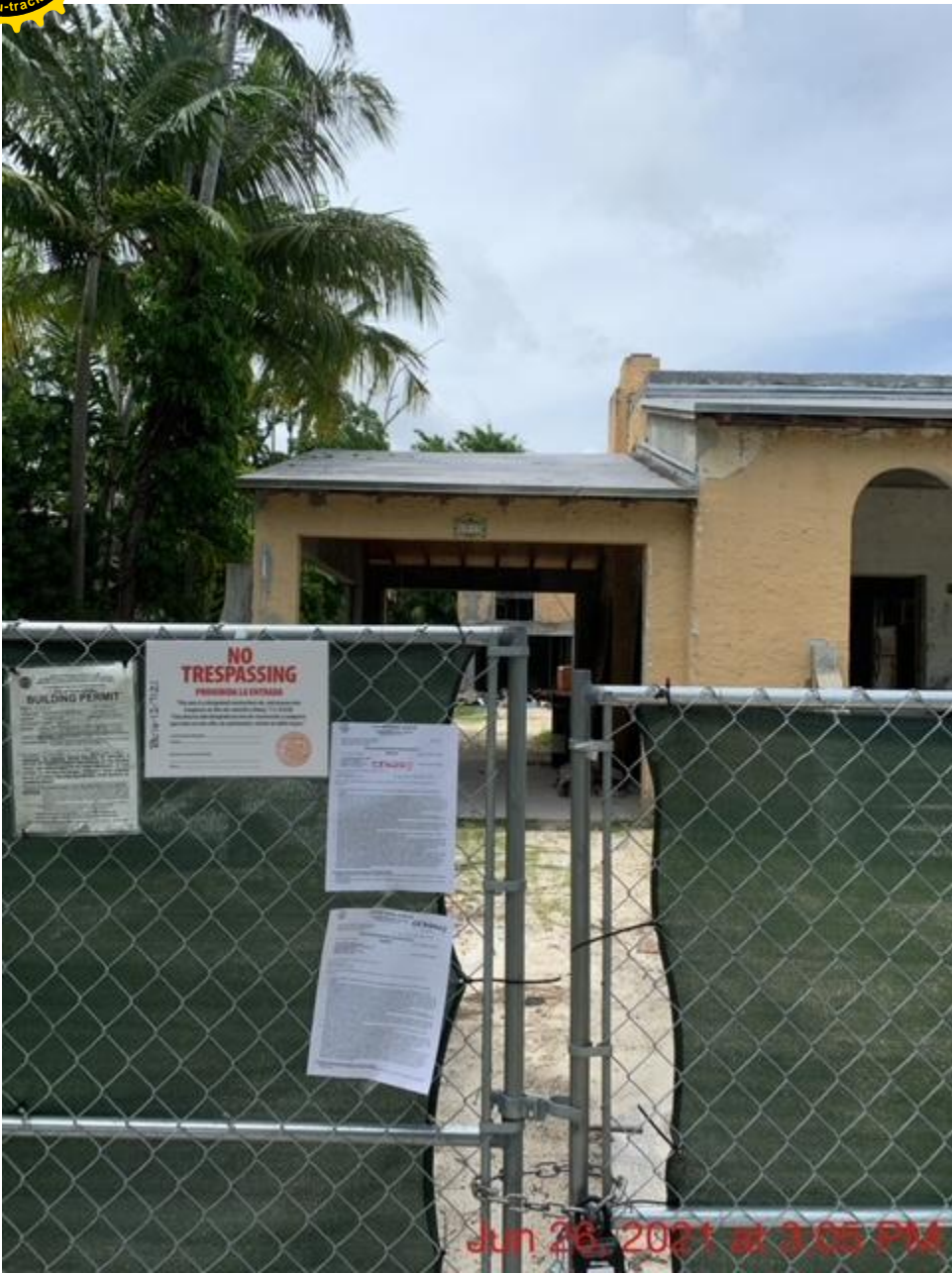
The following steps should be taken to correct the violation:

1. Register and maintain the Property and apply to re-open and pass final inspection on all Permits to complete the Structures.
2. As to paragraphs 2 through 7 above, re-open, as needed, and pass final inspection on all Permits to complete the Structures.

Jun 26, 2021 at 3:05 PM







Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
427 Biltmore Way, Suite 100  
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