

17 Jun 2022

09:51:44 AM

FL, Coral Gables, Central Gables, Catalonia Av



17 Jun 2020
09:51:22 AM



FL, Coral Gables, Central Gables, Catalonia Av

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

06/15/2020

Case #: CE293735-051520

Notice of Violation

CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE #801
CORAL GABLES FL 33134

Folio #: 03-4117-005-7120

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 250 CATALONIA AVE, Coral Gables, FL.

The violation(s) found was:

Violations:

- 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.

Code Enforcement Officer Comments: Permits BL19055982, BL 19024415 and BL 15065689 are expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate, obtain all necessary inspections and finalize permit.

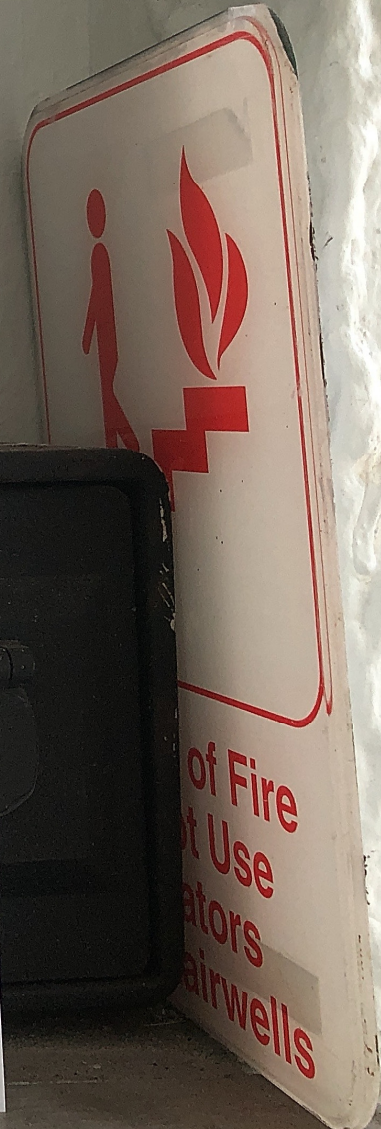
The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 7/15/2020 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:



15 May 202

02:22:30 PM

FL, Coral Gables, Central Gables, Catalonia Av





CITY OF CORAL GABLES 293735
CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

05/15/2020

Case #: CE293735-051520

Code Enforcement Violation Warning

250 CATALONIA

CATALONIA OFFICES 2018 LLC

250 CATALONIA AVE #801

CORAL GABLES FL 33134

Folio #: 03-4117-005-7120

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at 250 CATALONIA AVE, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- 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.

Code Enforcement Officer Comments: Permits BL19055982, BL 19024415 and BL 15065689 are expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate, obtain all necessary inspections and finalize permit.

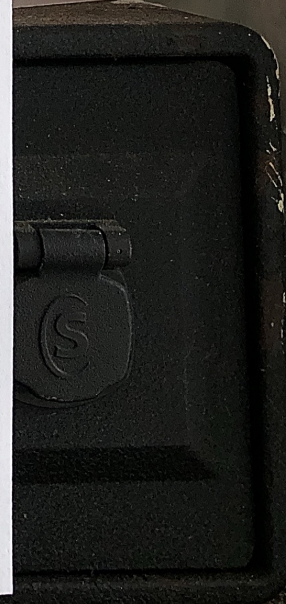
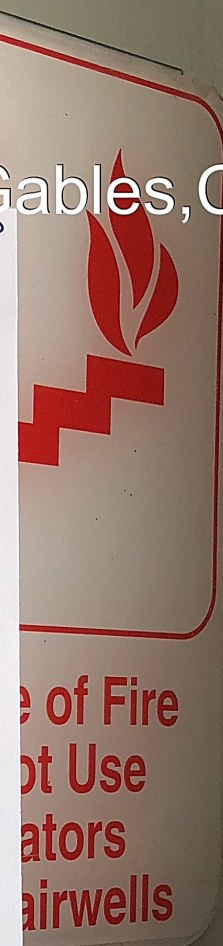
Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 6/15/2020 to determine if corrective measures have been completed. If corrective measures have not been completed by 6/15/2020, a Notice of Violation will be issued.

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.



04 Mar 202

12:29:42 PM

FL, Coral Gables, Central Gables, Catalonia Av



04 Mar 202

12:28:20 PM

FL, Coral Gables, Central Gables, Catalonia Ave

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

before the Code Enforcement Board
and for the City of Coral Gables
Dade County, Florida

7018 3090 0001 8299 6803

Summons to Appear

City of Coral Gables

Case #

VS

CATALONIA OFFICES 2018 LLC
CATALONIA AVE #801
CORAL GABLES FL 33134

CE 293735

Folio #

is the Owner and/or Occupant of the premises at:

CATALONIA AVE
CORAL GABLES, FL 33134

101, 107 of the City Code



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

03/04/2021

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

7018 3090 0001 8299 6803

Summons to Appear

Case #: CE293735-051520

The City of Coral Gables

VS
CATALONIA OFFICES 2018 LLC
250 CATALONIA AVE #801
CORAL GABLES FL 33134

CE293735

Folio #: 03-4117-005-7120

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

250 CATALONIA AVE
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.

Permits BL19055982, BL 19024415 and BL 15065689 are expired .

The following steps should be taken to correct the violation:

Remedy: Must reactivate, obtain all necessary inspections and finalize permit.

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 3/17/2021 at 8:30 am

Join Zoom Meeting
<https://zoom.us/j/5892626316>

Or call:

Tel: 305-461-6769

Meeting ID:
589 262 6316

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.

04 Mar 2021
12:29:30 PM

Coral Gables, Catalonia Ave

IN FIRE
DO NOT

