



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

2/21/2023 9:33:12 AM
Case #NOV-23-02-1808

Code Enforcement Violation Warning

ANDRES RODRIGUEZ
1319 CASTLE AVE
CORAL GABLES, FL 33134

Folio # 0341070161480

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 to the premises at:

1319 CASTLE AVE, Coral Gables, FL 33134-4745

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

Work without a Permit - Sec. 195-26. - 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 195-28(1)(5), 1. Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
(Code 195B, § 8-1; Code 199, § 6-26; Code 2006, § 195-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Pergola roof and exhaust fan installation on rear of property installed without a permit.

The following steps should be taken to correct the violation:

Cease and desist all unpermitted work. Must obtain all necessary permits.

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 greatly appreciated.

The Code Enforcement Division will re-inspect the property on 3/21/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/21/2023, a Notice of Violation and/or citation will be issued.

305-460-5274
jgarcia@coralgables.com



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

2/21/2023 9:40:28 AM
Case #NOV-23-02-1810

Code Enforcement Violation Warning

ANDRES RODRIGUEZ
1319 CASTLE AVE
CORAL GABLES, FL 33134

Folio # 0341070161480

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 to the premises at:

1319 CASTLE AVE, Coral Gables, FL 33134-4745

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

Expired Building Permit - Sec. 195-26. - 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 195.4.1. 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 195B, § 8-1; Code 199, § 6-26; Code 2006, § 195-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: ZONR-21-16-0685 expired and was not finalized.

The following steps should be taken to correct the violation:

Must reactivate permits and obtain final inspections.

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 greatly appreciated.

The Code Enforcement Division will re-inspect the property on 3/21/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/21/2023, a Notice of Violation and/or citation 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 contact: Ranyery Cabrera, Development Services Director at (305) 476-1850 or rcabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

305-460-5274
jgarcia@coralgables.com

02-21-2023 10:13 AM



02-21-2023 10:14 AM