

617



NOTICE
PROPERTY OF
CENTRAL





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

P

08/05/2021

Case #: CE304752-080821

Code Enforcement Violation Warning

617 Zamora

ROGELIO VILLANUEVA SILVANA PERAZA

617 ZAMORA AVE

CORAL GABLES FL 33134

Folio #: 08-4328-002-0270

CE 304752

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 **617 ZAMORA 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.

Zoning Code - Article 3, section 3-207(D). 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.

Code Enforcement Officer Comments: EXP - UNB Pool permit is not finalized and no contractor is attached! BL20-03-7187 is expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permit as "owner builder" obtain change of contractor, complete building, obtain all pending inspections to close.

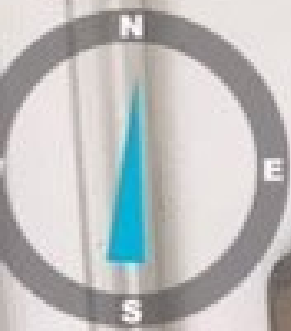
Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on **8/9/2021** to determine if corrective measures have been completed. If corrective measures have not been completed by **8/9/2021**, 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 determined to be deteriorated to the extent where it must be demolished.





CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

P

09/08/2021

9/8/21

Case #: CE304752-080521

Notice of Violation

ROGELIO VILLANUEVA SILVANA PERAZA
617 ZAMORA AVE
CORAL GABLES FL 33134

CE304752

Folio #: 03-4108-002-0270

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **617 ZAMORA AVE,** Coral Gables, FL.

The violation(s) found was:

617 Zamora

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.
- Zoning Code - Article 3, section 3-207(D). 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.

Code Enforcement Officer Comments: EXP - UNB Pool permit is not finalized and no contractor is attached/ BL20-03-7187 is expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permit as "owner builder" obtain change of contractor, complete building, obtain all pending inspections to close.

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 **10/8/2021** 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:

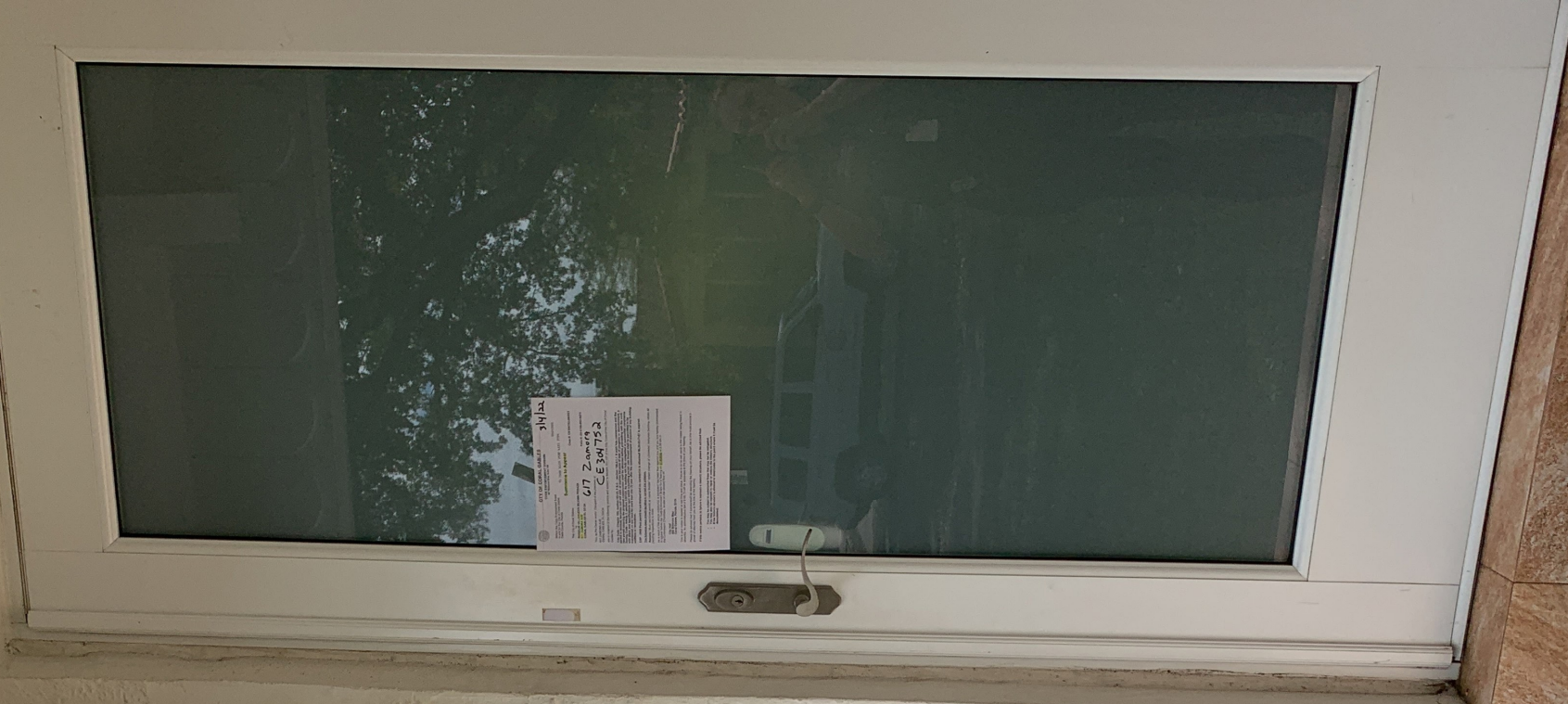
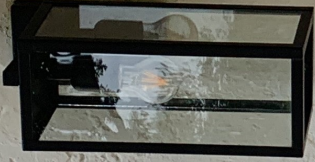
617



LETTER TO THE HOMEOWNER
CE34752
617 Zimmers

Sep 8, 2021 at 2:35 PM

617



617 Zanders
CE 301752

Mar 4, 2022 at 11:46 AM



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

3/4/22

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

03/01/2022

91 7108 2133 3432 6525 3704

Summons to Appear

Case #: CE304752-080521

The City of Coral Gables

vs

ROGELIO VILLANUEVA SILVANA PERAZA
617 ZAMORA AVE
CORAL GABLES FL 33134

Folio #: 03-4108-002-0270

617 Zamora
CE304752

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

617 ZAMORA 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. Zoning Code - Article 3, section 3-207(D). 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.

EXP - UNB Pool permit is not finalized and no contractor is attached/ BL20-03-7187 is expired.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permit as "owner builder" obtain change of contractor, complete building, obtain all pending inspections to close.

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 3/16/2022 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 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:

- 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: