

Sep 10, 2021 at
2632-26
Coral Gable

1224 Almeria Ave CE 304381



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

09/10/2021

Case #: CE304381-071621

Notice of Violation

PABLO JOSE VALDES TRS PABLO JOSE VALDES REV TR LUCILLA SUERO TRS NIURKA FONTE ESQUIVEL TRS
1224 ALMERIA AVE
CORAL GABLES FL 33134 Folio #: _____

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1224 ALMERIA AVE, Coral Gables, FL**.

The violation(s) found was:

Violations:

- **City Code - Chapter 105, section 105-26, F.B.C. - section 105.1, Work done without a permit.**

Code Enforcement Officer Comments: Removing and replacing exterior AC unit without permit.

The following steps should be taken to correct the violation:

Remedy: Must obtain after the fact permit for AC installation. Must speak with CG mechanical inspectors Manny Ribero or JP Pacheco

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 **10/5/2021** 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:

- 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

