



CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
301 BISCAYNE BL, SUITE 200  
CORAL GABLES, FL 33134

NOTICE

Case # 19-00000-0000

Notice of Violation

DATE OF VIOLATION: 8/13/20  
1133 MARIANA AVE  
CORAL GABLES, FL 33134

N2V CE 293607

8/13/20

Case Property Name and Owner

The above constitutes a notice for a violation under the provisions of **THE BUILDING CODE**,  
Coral Gables, FL.

The address of the property is **1133. Mariana**

- City Code - Chapter 22B, Section 22B.02 F.B.C. - Section 22B.2 Work done without a permit.

**Code Enforcement Official Comments: N2V - violation of work not having without required permit. Work done on front yard with without permit.**

The following work should be done to correct the violation:

**Remedy: Stop work until permit is obtained.**

The regulations enforced by the City have been adopted in order to protect the public and ensure a safe and healthy environment. The immediate violation is correcting the violation that should be done.

The Code Enforcement Division will inspect the property on 8/13/2020 to determine if a violation has occurred. If a violation has been identified at the time of inspection, you will be notified by a letter before the Code Enforcement Division issues and enforces a citation. If you do not have the opportunity to appear in the above hearing or to appeal the citation after the hearing, you will have the opportunity to appear in the above hearing or to appeal the citation after the hearing. The Board has the authority to enforce a fine against you for violating the code provision.

The citation is available for inspection at the code book 7:00 AM to 5:00 PM. Please do not hesitate to call the Code Enforcement Office for additional assistance.

If this notice continues to be issued to correct a violation, please be advised that:

- You may be subject to a citation for the violation.
- You may also be subject to a fine or penalty for the violation.
- If the violation continues to be issued to be corrected in the past, there is a chance of a citation.
- The City Code requires that you correct the violation with a permit. Otherwise, the violation will continue.



NOTICE  
This notice is posted on the door of the property.  
It contains information regarding the property and the  
services provided by the company.



1133  
Mariana Ave.



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION  
57575 NW 25th Ave, Suite 100

5812000

Case #: CE29807-051220

Code Enforcement Violation Warning

JOHN M REEDER

1133 MARIANA AVE

CORAL GABLES FL 33146

1133 Mariana  
CE 29807

DATE: 05/12/2020

5/12/20

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 1133 MARIANA AVE, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violations exist on the property:

Violations:

- City Code - Chapter 155, section 155.26, F.B.C. - section 155.1. Work done without a permit.

Code Enforcement Officer Comments: **WMP - Installation of chain link fencing without required permit. Must gate on front west side without permit.**

The following steps should be taken to correct the violation:

**Remedy: Must obtain "after the fact" permits.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violations noted above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 5/12/2020 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/12/2020, a Notice of Violation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:30 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 fee exemption.

May 12, 2020 at 3:57:18 PM



NOTICE

1133  
Mariona Ave.

1133  
Mariana Ave.

1133 Mariana  
CE 213607

Sep 27, 2021 at 2:17 PM



9/27/21

**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  
Dade County, Florida

**CE293607**

09/23/2021

**Summons to Appear**

The City of Coral Gables  
vs  
**JOHN M REGISTER**  
1133 MARIANA AVE  
CORAL GABLES FL 331342429

**1133 Mariana**

Case #: CE293607-051220

Folio #: 0341070060010

You, as the Owner and/or Occupant of the premises at:  
1133 MARIANA AVE LOTS 1 & 2 BLK 1  
CORAL GABLES, FL 33134

91 7108 2133 3932 6928 8719

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 105-26, F.B.C. - section 105.1. Work done without a permit.  
**WWP - installation of chain link fencing without required permit. Wood gate on front west side without permit.**

The following steps should be taken to correct the violation:  
**Remedy: Must obtain "after the fact" permits.**

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 **10/20/2021 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:
  - 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.