

906



01-31-2023 10:57 AM



906

Notice  
to  
Tenants  
10-07-2022



10-07-2022 03:49 PM





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

Case # NOV1-22-04-0298

## Code Enforcement Violation Warning

MANUEL PEREZ TRIS  
809 OCEAN DR #4H  
KEY BISCAYNE, FL 33149

Folio # 0341670100470

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:

908 EL RADO ST, Coral Gables, FL 33134—2273

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

Chapter 105, Article II, Division 1, Chapter 195-30 City Code -Adoption of building, plumbing, electrical and related technical codes, Florida Building Code 105.1, Required

Code Enforcement Officer Comments: Interior demolition without a permit. Kitchens and bathroom remodeling, central air conditioner replacement without a permit.

The following steps should be taken to correct the violation:

Must obtain all necessary permits and 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 gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 5/29/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/29/2022, 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.

Juan Garcia  
305-460-5274

jjgarcia@coralgables.com

  
Juan Garcia



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT.

### WARNING

CALL INSPECTOR

Do not continue this *Interior Demolition Remodeling*  
until corrections have been made and  
inspected. Under penalty of the law,  
DO NOT REMOVE THIS TAG.

Address: 908 El Rado Permit # \_\_\_\_\_

Date: 4-29-22 *J. Garcia, Jr.*  
CITY OF CORAL GABLES INSPECTOR

Business Card on REVERSE SIDE



City of Coral Gables  
6-7-22  
Notice of Violation

City of Coral Gables  
6-7-22  
Notice of Violation

**WARNING**

06-07-2022 12:04 PM



906



06-07-2022 12:05 PM



6-7-22



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

Case #:NOVI-22-04-0296

### Notice of Violation

**MANUEL PEREZ TRS**  
**609 OCEAN DR #4H**  
**KEY BISCAYNE, FL 33149**

Folio #: 0341070100470

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

906 EL RADO ST, Coral Gables, FL 33134---2273

The violation(s) found was:

**Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.1. Required**

**Code Enforcement Officer Comments: interior demolition without a permit . Kitchen and bathroom remodeling , central air conditioner replacement without a permit.**

**The following steps should be taken to correct the violation:**

**Must obtain all necessary permits and inspections.**

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 7/7/2022 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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.

Juan Garcia  
305-460-5274  
jgarcia@coralgables.com



906 EL RADO ST

October 7, 2022



**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

91 7108 2133 3932 7109 3196

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-04-0296

MANUEL PEREZ TRS  
609 OCEAN DR #4H  
KEY BISCAIYNE, FL 33149

Novi-22-04-0296  
Folio: 03-4107-010-0470

You, as the Owner and/or Occupant of the  
premises at:  
906 EL RADO ST, Coral Gables,  
FL 33134--2273

are in violation of the following sections of the City Code of the City of Coral Gables:

Work without a Permit - Sec. 105-26 - 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 105-105.1. 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 1994, § 8-1; Code 1991, § 8-26; Code 2006, § 105-23; Ord. No. 1032, § 1, 12-17-1927  
Code Enforcement Officer Comments: Interior demolition without a permit. Kitchen and bathroom remodeling, central air conditioner replacement without a permit.

**The following steps should be taken to correct the violation:**

Remedy:  
Must obtain all necessary permits and inspections.

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 10/19/2022 at  
8:30AM in the Commission Chambers, located on the second floor of:

City Hall  
405 Biltmore Way  
Coral Gables, FL 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



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

**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

January 30, 2023

91 7106 2133 3932 5947 6911

**Summons to Appear**

The City of Coral Gables  
vs

**MANUEL PEREZ TRS  
609 OCEAN DR #4H  
KEY BISCAINE, FL 33149**

Case #: NOV1-22-04-02286

Folio: 0341070100470

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

906 El Rado Street

are in violation of the following sections of the City Code of the City of Coral Gables:  
Chapter 105, Article II, Division 1, Chapter 105-26 City Code -Adoption of building, plumbing,  
electrical and related technical codes; Florida Building Code 105.1, Required

Code Enforcement Officer Comments: Interior demolition without a permit . Kitchen and bathroom  
remodeling , central air conditioner replacement without a permit.

The following steps should be taken to correct the violation:

Remedy:  
Must obtain all necessary permits and inspections.

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 **21/5/2023** at  
**8:30AM** in the Commission Chambers, located on the second floor of

City Hall  
406 Biltmore Way  
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absence.  
An administrative fee of \$100.75 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.