

1531 Blue Rd



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

8/25/2023 2:10:39 PM

Case #NOVI-23-08-3129

Notice of Violation

9489 0090 0027 6516 2190 62

ALBERTO G GUTIERREZ
1836 E 4 AVE
HIALEAH, FL 33010-3124

NOVI-23-08-3129

Folio #: 0341190011260

Dear Property Owner and/or Occupant:

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

1531 BLUE RD, Coral Gables, FL 33146---1620

The violation(s) found was:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.
No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Installed artificial turf on east and west side of property, chain-link fence on west side of property and AC mini split on west side next to garage without a permit.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8. Must obtain an after-the-fact permit for chain-link fence, artificial turf, and mini split AC installation.

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 9/25/2023 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.

305-460-5388

kvilato@coralgables.com

08-25-2023 02:21 PM

1531

1531 W. 1st St
New York, NY 10011
10/25/2023

08-25-2023 02:21 PM