



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

2/15/22 P

02/11/2022

1224 Almeria

Case #: CE305898-102721

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 #:

CE 305898

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: WWP- 6ft green chain link fencing installed with concrete slab/walkway at rear of property without permit.

The following steps should be taken to correct the violation:

Remedy: Obtain after the fact permit for installed concrete and fencing/ or remove with demo permit.

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 3/13/2022 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