



# NOVI-24-08-8272

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



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## Notice of Violation

August 23, 2024

Case #: NOVI-24-08-8272

1022 CASA DEL MAR LLC  
5790 SW 91 ST  
MIAMI, FL 33156

Folio #: 0341050500770

9489 0090 0027 6517 2764 46

9489 0090 0027 6517 2764 39

Dear Property Owner and/or Occupant:

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

14 FONSECA AVE, Coral Gables, FL 33134-1826

The violation(s) found was:

**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- [A]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 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

**Code Enforcement Officer Comments: INSTALLATION OF WINDOWS, DOOR, WALKWAY, RETILING OF FRONT PORCH, AND PORCH WITH CONCRETE EXTENSION IN REAR, REMOVAL OF AWNINGS, AND DECORATIVE BRICK FETURES, DRIVEWAY REPAIR WITHOUT PERMIT OR APPROVAL**

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

**OBTAIN APPROVAL AND PERMITS FOR INSTALLATION OF WINDOWS, DOOR, WALKWAY, RETILING OF FRONT PORCH, WOODEN TRELLIS, AND PORCH WITH CONCRETE EXTENSION IN REAR, REMOVAL OF AWNINGS, AND DECORATIVE BRICK FETURES, DRIVEWAY REPAIR. SCHEDULE, PASS ALL INSPECTIONS AND CLOSE 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 9/22/2024 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.

14 FONSECA

ANGELICA LUGO  
alugo@coralgables.com  
305-619-6530

Aug 23, 2024 at 2:43 PM

NOVI-24-08-8272  
City of Coral Gables  
Code Enforcement Division  
427 Biscayne Way, Suite 100

Notice of Violation

August 23, 2024

Case NOVI-24-08-8272

1002 CASA DEL MAR LLC  
1700 SW 45 ST  
MIAMI, FL 33136

914N 0070 0027 6537 275A 45  
914N 0070 0027 6537 275A 34

Dear Property Owner and/or Occupant:

The following violation is noted that a violation exists on the premises at:  
**14 FOWSECA AVE, CORAL GABLES, FL 33134**

The violation(s) found was:

Work without a Permit - Sec. 100.26 - Adaptation of building, plumbing, electrical and related mechanical codes.  
The code building code together with all local amendments thereto to hereby adopted by reference. Penalties for violation of the code building code shall be as established in section 1-7, Florida Building Code 2018 (FBC 2018), Chapter 1.  
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 relocate any mechanical, electrical, gas, plumbing or fire protection system, the installation of which is regulated by this code, so as to cause any work to be performed, shall first make application to the building official and obtain the required permit.  
Code Enforcement Official Comments: INSTALLATION OF HANDICAP DOOR, WALKWAY, SETTING OF FRONT PORCH, HAND PORCH WITH CONCRETE EXTENSION IN REAR, REMOVAL OF PORCH, AND DECORATIVE BRICK FEATURES, CONCRETE PORCH WITHOUT PERMIT OR APPROVAL.

The following owner should be subject to correct the violation:

OBTAIN APPROVAL AND PERMITS FOR INSTALLATION OF WINDOWS, DOOR, WALKWAY, SETTING OF FRONT PORCH, HAND PORCH, AND CONCRETE EXTENSION IN REAR, REMOVAL OF PORCH, AND DECORATIVE BRICK FEATURES, CONCRETE PORCH WITHOUT PERMIT OR APPROVAL.

The Code Enforcement Division will reinspect the property on 09/06/24 to determine if corrective measures have been completed. If the violation(s) have not been corrected by the time of inspection, your case will be referred to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to appear before the board to explain why the violation(s) have not been corrected. The board has the authority to assess a fine against you for as long as the violation continues.

14 FOWSECA  
Nolacia Lopez  
305-619-6530

Aug 23, 2024 at 2:43 PM