

04 Feb 2022  
11:27:42 AM  
FL, Coral Gables, Central Gables, Ponce de Leon Blvd

290220  
CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 101  
Case # CE290220-12219

**Code Enforcement Violation Warning**  
Unit # 1506

ENRIQUE DE LA VEGA  
337 ALMERIA AVE  
CORAL GABLES, FL 33134

Dear Property Owner and/or Occupant:  
All parts of our city exist to enhance the health, safety, and welfare of the citizens of Coral Gables. A recent inspection was made of the premises at 337 ALMERIA AVE, Coral Gables, FL.  
At that time, a Code Enforcement Officer found the following violations exist on the property:  
**Violations:**  
City Code - Chapter 156, section 156-26, F.B.C. - section 156.1 Work done without a permit.  
**Code Enforcement Officer Comments:** complete kitchen and bathroom renovation, electrical and plumbing alterations, floor replacement.  
**The following items should be taken to correct the violation:**  
**Remedy:** Must obtain all necessary permits and inspection. Must stop work until all work allowed until all permits are obtained.

Coral Gables has earned the title of "The City Beautiful" over the years. Your cooperation in correcting the violations listed above would be greatly appreciated.  
If the Code Enforcement Division will re-inspect the property on 1/20/22 to determine if corrective measures have been completed, if corrective measures have not been completed by 1/20/22 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 Office before for additional assistance.  
If you notice problems in 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 exemption.

CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT.  
**WARNING**  
CALL INSPECTOR  
Do not continue the work or re-entrance until corrections have been made and inspected. Under penalty of law, DO NOT REMOVE THIS TAG.  
Address: 337 Almeria  
12-20-2021  
Enrique de la Vega  
CITY OF CORAL GABLES INSPECTOR  
BLUMBERG CAROL ON REVERSE SIDE

CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 101  
Case # CE290220-12219

**Notice of Violation**

ENRIQUE DE LA VEGA  
337 ALMERIA AVE  
CORAL GABLES, FL 33134  
Folio # C4317474920

Dear Property Owner and/or Occupant:  
This notice constitutes a notice that a violation(s) exists on the premises at 337 ALMERIA AVE, Coral Gables, FL.  
The violation(s) found was:  
**Violations:**  
• City Code - Chapter 156, section 156-26, F.B.C. - section 156.1 Work done without a permit.  
**Code Enforcement Officer Comments:** complete kitchen and bathroom renovation, electrical and plumbing alterations, floor replacement.  
**The following items should be taken to correct the violation:**  
**Remedy:** Must obtain all necessary permits and inspection. Must stop work until all work allowed until all permits are obtained.  
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 below is required.  
The Code Enforcement Division will re-inspect the property on 1/20/22 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of re-inspection, your case will be scheduled for a hearing before the Code Enforcement Board to 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 Office before 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

CITY OF CORAL GABLES  
JESSICA CALVO GARCIA  
Code Enforcement Officer  
Development Services Department  
427 Biltmore Way  
Suite 101  
Coral Gables, FL 33134  
• 305-461-1274  
• 305-461-1343  
• jcalvo@cityofcoralgables.com

1506





CITY OF CORAL GABLES

290220

FL, Coral Gables, Downtown Coral Gables, A  
CODE ENFORCEMENT DIVISION  
427 Almeria Way, Suite 100

12/23/2019

Case #: CE290220-122319

Code Enforcement Violation Warning

Unit # 1506

ENRIQUE DE LA VEGA

357 ALMERIA AVE

CORAL GABLES FL 331345818

Folio #: 0341170470610

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 357 ALMERIA AVE, Coral Gables, FL.

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

Violation(s):

- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: complete Kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement

The following steps should be taken to correct the violation:

Remedy: Must obtain all necessary permits and inspection.  
Note\* stop work order and no work allowed until all permits are obtained.

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 1/23/2020 to determine if corrective measures have been completed. If corrective measures have not been completed by 1/23/2020, 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.

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.



FL, Coral Gables, Downtown Coral Gables, A



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT.

# WARNING

CALL INSPECTOR

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

Address: 357 Almeria Permit #: \_\_\_\_\_

12-23-2019

Date

J. GARCIA 3/4605274

CITY OF CORAL GABLES INSPECTOR

BUSINESS CARD ON REVERSE SIDE



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03  
FL, Coral Gables, Downtown Coral Gables, A

290220  
CITY OF CORAL GABLES  
2010-2011 BUDGET  
Code Enforcement Violation Warning  
Unit # 1506

ADDRESS: 1506  
CITY: CORAL GABLES  
COUNTY: DADE  
STATE: FL

VIOLATION: 22-10-1  
CITY CODE: 22-10-1  
SECTION: 22-10-1  
DESCRIPTION: UNLAWFUL SIGNAGE  
UNLAWFUL SIGNAGE: A SIGN IS POSTED ON THE EXTERIOR OF THE PROPERTY WHICH VIOLATES THE CITY CODE.

DATE OF VIOLATION: 01/15/11  
DATE OF NOTICE: 01/15/11  
DATE OF HEARING: 01/25/11

YOU HAVE 10 BUSINESS DAYS TO CORRECT THE VIOLATION. IF YOU DO NOT CORRECT THE VIOLATION WITHIN THE SPECIFIED TIME FRAME, THE CITY WILL TAKE ENFORCEMENT ACTION, WHICH MAY INCLUDE A FINE AND/OR REMOVAL OF THE VIOLATION.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS AT (305) 851-2200.

YOUR COMPLIANCE WITH THE CITY CODE IS IMPORTANT TO THE WELL-BEING OF OUR COMMUNITY. WE APPRECIATE YOUR COOPERATION AND PLEDGE TO ASSIST YOU IN RESOLVING ANY VIOLATIONS.

WARNING  
DO NOT ENTER  
BY ORDER OF THE CITY OF CORAL GABLES  
UNLAWFUL ENTRY INTO THE PROPERTY  
UNLAWFUL ENTRY INTO THE PROPERTY OF THE CITY  
UNLAWFUL ENTRY INTO THE PROPERTY

1506



05 Nov 2021  
09:10:30 AM

1506

**CITY OF CORAL GABLES**  
CIVIL ENFORCEMENT DIVISION  
11/4/2021

Re: **Summons to Appear** Case # **CE2021-12018**

**EMERSON DE LA ROSA**  
191 ALHAMBRA AVE  
CORAL GABLES, FL 33134

YOU, as the owner and/or Occupant of the premises at 191 ALHAMBRA AVE, UNIT 1506, CORAL GABLES, FL, 33134, are in violation of the following ordinance and subject to Section 181.181 of the City Code of the City of Coral Gables:

City Code - Chapter 181, Section 181.06, F.S.C. - Section 181.9, Work Area without a permit, complete failure and non-compliance, mechanical and plumbing operations, floor replacement

**Penalty:** This order of enforcement carries a penalty of \$1,500.

**Notes:** This work order and the work allowed will all promptly be returned.

All results of the above enforcement, complete this case file against you and this case being forwarded to appear before the Civil Enforcement Board for a hearing on 11/18/2021 at 9:30 am via Zoom.

2021 Case Number: 12018

DO NOT: 305-467-6700; Hearing: 305-392-8216.

This is your notice to appear at said hearing. Failure to do so will result in the matter being heard in absence, as determined under § 181.181 as contained in the Code of the City of Coral Gables.

Please be advised that Enforcement will be attending the hearing on your behalf. If in any way that provides a ground of defense for 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 additional fees that may not be included.
- The City will file the required to request to restore the historic structure.
- The historic structure is placed to date for the point where it must be reconstructed.

Did the Code require that you restore the structure with a similar historicity, appropriate materials and you restore the structure with a similar historicity, the amount will be higher, apply for an historic preservation fee exemption.

290220  
1506

**WARNING**

Do not obstruct this...  
Unauthorized...  
Call for assistance...





# 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

11/04/2020

7019 2280 0000 5875 9016

## Summons to Appear

The City of Coral Gables  
vs  
**ENRIQUE DE LA VEGA**  
357 ALMERIA AVE  
CORAL GABLES FL 331345818

Case #: CE290220-122319

**CE290220**

Folio #: 0341170470610

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

357 ALMERIA AVE UNIT 1506  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 104.107 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.**

**complete Kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement**

The following steps should be taken to correct the violation:

**Remedy:** Must obtain all necessary permits and inspection .

Note\* stop work order and no work allowed until all permits are obtained.

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 11/18/2020 at 8:30 am via Zoom.

Join Zoom Meeting

<https://zoom.us/j/5892626316>

Or call: 305 -461-6769; Meeting ID: 589 262 6316

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.





# CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

FL, Coral Gables, Central Gables, Ponce de Leon Blvd

01/31/2020

Case # CE259220-12379

P 04 Feb 2020  
11:27:37 AM  
427 B  
igarcia

## Notice of Violation

**ENRIQUE DE LA VEGA  
357 ALMERIA AVE  
CORAL GABLES FL 331345818**

Folio #: 0341170470610

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **357 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: complete Kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement**

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

**Remedy: Must obtain all necessary permits and inspection .  
Note\* stop work order and no work allowed until all permits are obtained.**

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 3/1/2020 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