



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

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The City Of Coral Gables

February 26, 2024

-vs-

BUILDING 300 LLC
3585 NE 207 ST 801423
MIAMI, FL 33280

Case #: NOVI-23-12-4173

Property Address:

300 MENDOZA AVE

Folio: 0341080093560

This cause having come before the Code Enforcement Board for Hearing on 2/14/2024 8:30:00 AM, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

- **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)

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

Board Findings: Guilty/90 days to comply/\$250.00 a day/\$108.75 Administrative Fee

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 5/14/2024, a fine of \$250 will be imposed for each day thereafter that any violation continues to exist.

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

5. Board Order Additional Information: Guilty/90 days to comply/\$250.00 a day/\$108.75 Administrative Fee

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Martha Delgado

Code Enforcement Officer

305-460-5325

mdelgado@coralgables.com

A handwritten signature in black ink that reads "Illi Sheppard". The signature is written in a cursive style and is positioned above a horizontal line.

Code Enforcement Board Clerk