


## Affidavit of Posting

Complaint/Case #: NOVI-24-04-7008

Title of Document Posted: NOTICE OF VIOLATION

I, THOMAS VAZQUEZ, DO HEREBY SWEAR/AFFIRM THAT THE  
AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS  
OF 2820 GALIANO ST., ON 6/4/24 AT 5:12 AM.

  
SIGNATURE OF OFFICER

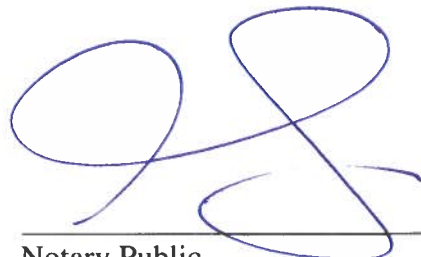
STATE OF FLORIDA                     )  
SS.  
COUNTY OF MIAMI-DADE           )

Sworn to (or affirmed) and subscribed before me this 5 day of June, in the year  
2024, by Thomas Vazquez **who is personally known to me** or has produced  
\_\_\_\_\_ as identification.

My Commission Expires:



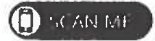
ANTOINE LOAR  
Commission # HH 142742  
Expires June 26, 2025  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Notary Public



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



Need to search or  
appeal your citation?

## Notice of Violation

June 4, 2024

Case #:NOVI-24-04-7008

**AGAVE PLAZA TRUSTEE LLC  
2901 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134**

Folio #: 0341170860020

9489 0090 0027 6517 5234 96

Dear Property Owner and/or Occupant:

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

**2820 GALIANO ST, Coral Gables, FL**

The violation(s) found was:

**Duty of abutting property owners to repair (a) - Sec. 58-48. - Duty of abutting property owners to repair**

**(a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition.**

**(Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979)**

**Code Enforcement Officer Comments: Brick pedestrian crosswalk abutting property which connects NE and NW corner of Galiano St and Palermo Ave has loose, damaged, and sinking pavers and needs to be repaired with a permit.**

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

**Comply with Sec. 58-48. (a) - apply for and obtain a permit to repair damaged brick pedestrian crosswalk which connects NE and NW corner of Galiano St and Palermo Ave.**

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 7/4/2024 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.

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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vazquez, Thomas

tvazquez@coralgables.com