

7424 Vistamar St
May 24, 2024 at 2:30:28 PM
7424 Vistamar St
Coral Gables FL 33143
United States



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



SCAN ME
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appeal your citation?

9469 0090 0027 6516 3667 35

Notice of Violation

May 24, 2024

Case #: NOVI-24-05-7941

NASIR ACIKGOZ
7424 VISTALMAR ST
CORAL GABLES, FL 33143

Folio #: 0341320210970

NOVI-24-05-
7941

Dear Property Owner and/or Occupant:

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

7424 VISTALMAR ST, Coral Gables, FL 33143-6444

The violation(s) found was:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Exterior renovations without a permit or approval; i.e. removed brick work from exterior, installed tile on planters and walkways to front door, painted exterior walls, trim and garage door without a color pallet approval, installed new rain gutters without a permit. Removed railing from front steps. Installed fencing and gate on either side of the property without a permit.

The following steps should be taken to correct the violation:
Comply with Section 14-202.8 Must obtain after the fact permits for work completed.

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 6/24/2024 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.

Vilato, Kenneth
305-460-5388

kvilato@coralgables.com

05-24-2024 02:30 PM

7424 VISTALMAR ST



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100



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Summons to Appear

October 31, 2024

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

Case #: NOVI-24-05-7941

Folio: 0341320210970

The City of Coral Gables
vs

NASIR ACIKGOZ
7424 VISTALMAR ST
CORAL GABLES, FL 33143

9489 0090 0027 6518 5068 25

NOVI-24-05-7941

You, as the Owner and/or Occupant of the premises at:
7424 VISTALMAR ST

are in violation of the following sections of the City Code of the City of Coral Gables:

Section 14-202.8. Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

The following steps should be taken to correct the violation:

Remedy: Comply with Section 14-202.8 Must obtain after the fact permits for work completed.

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 11/20/2024 at 08:30 AM in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

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.

11-01-2024 12:09 PM