

Mar 20, 2025 at 9:52
Isla Dor
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255 Costanera Rd

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 120



Search for a
Notice of Violation

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Notice of Violation

March 20, 2025

HOWARD I SCHWARTZ &W ANDREA J
355 CONSTANERA RD
CORAL GABLES, FL 33143

Case # NOV-25-03-9573

File # 034320000100

Dear Property Owner and/or Occupant:

Novi: 25-03-9573

This letter constitutes a notice that a violation(s) exists on the premises at
255 COSTANERA RD, Coral Gables, FL 33143-4022

The violation(s) found was:

Exterior Alterations without Permit - Section 14-022 & Zoning permit.
No person shall commence or cause to be commenced any improvements 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 improvements work shall affect 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 shall conform and conform to any zoning permit which applies to the proposed work and/or specifications.

Code Enforcement Officer Comments: *Removed the front steps and installing lights at front steps*

The following steps should be taken to correct the violation:
Comply with Section 14-022 & *File an application after the fact for the installation and light on front steps.*

The ordinance enforced by the City has been adopted in order to protect the public and ensure neighboring property values. This immediate attention is concerning the community interest and is required.

The Code Enforcement Division will document the property on **4/30/2025** is determine if corrective measures have been completed. If the community has not been satisfied 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 receive the opportunity to appear in the public hearing to the Board the reasons why the violations have not been corrected. The Board has the authority to impose a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:00 AM to 4:00 PM. Please contact the Code Enforcement Officer for additional information or to schedule a meeting. The Division is available for consultation on this matter from 7:00 AM to 4:00 PM. Please contact the Code Enforcement Officer for additional information or to schedule a meeting. The Division is available for consultation on this matter from 7:00 AM to 4:00 PM. Please contact the Code Enforcement Officer for additional information or to schedule a meeting.

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