



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



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Notice of Violation

March 1, 2025

ROBERTO ANEZ & W MERCEDES J
630 SAN JUAN DR
CORAL GABLES, FL 33143-6319

Case #: NOVI-25-03-9385

Folio #: 0341320000080

Dear Property Owner and/or Occupant:

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

630 SAN JUAN DR, Coral Gables, FL 33143-6319

The violation(s) found was:

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)

Code Enforcement Officer Comments: **Attain after the fact permit for replacement of windows and door.**

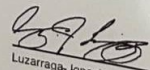
The following steps should be taken to correct the violation:

Cease and desist all unpermitted work. Must obtain after the fact permit.

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 4/3/2025 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.


Luzarraga, J
305-441-5082

iluzarraga@coralgables.com



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

Notice of Violation

March 1, 2025
ROBERTO ANEZ AW MERCEDES J
800 SAN JUAN DR
CORAL GABLES, FL 33143-4319

Dear Property Owner and/or Occupant:

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

800 SAN JUAN DR, Coral Gables, FL 33143-4319

The violation(s) found was:

Work without a Permit - Sec. 190.06 - Alteration 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. 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, correct or replace any mechanical, electrical, plumbing, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to create any such work to be performed, who first make application to the building official and obtain that required permit. (Code 1988, § 1-7; Code 1991, § 1-20; Code 2002, § 190-22; Ord. No. 1802, § 1, 12-17-1987)

Code Enforcement Officer Comments: *Attends after the fact permit for replacement of windows and door.*

The following areas should be taken to correct the violation:

Cease and desist all unpermitted work. Meet within after the fact permit.

The regulations enforced by the City have been adopted in order to protect the public and ensure conforming 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 **03-01-2025** 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 presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to appear to the citizens serving on the Board the reasons why the violations have not been corrected. The Board has the authority to assess a fine against you for failing to correct the violations.

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 for additional information or the Code Enforcement hot-line at 305-441-8777, or see us in person at 427 Balmere Way, 2nd Floor, Coral Gables FL, 33134.

[Signature]
Luzmaga@coralgables.com