



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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Notice of Violation

June 3, 2024

Case #:NOVI-24-05-7958

Z PAOLA GUERRERO TRS
9900 SW 107 AVE STE 101
MIAMI, FL 33176

Folio #: 0341170071280

Dear Property Owner and/or Occupant:

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

118 SARTO AVE, Coral Gables, FL 33134---7248

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: Interior alterations/construction without the necessary approval and permits (i.e. interior of single family residence has been partitioned (subdivided) to create an increase in the number of bedrooms and bathrooms, garage converted into existing living space).


The following steps should be taken to correct the violation:

**Must apply for and obtain all necessary after-the-fact permits and close with final inspections.
Must provide updated floor-plan for the property.**

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 7/1/2024 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

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