

Jul 25, 2020 at 8:27:59 AM
Florida Ave

7.25.20

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Michigan Way, Suite 100
Coral Gables, FL 33134

07/25/2020 *21 Florida Ave* Case # CE291298-022020

Notice of Violation
CE NOV CE 291298

MELISSA MARTIN
11642 SW 8 ST
MIAMI FL 33174
Folio #: 054230061860

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 21 FLORIDA AVE, Coral Gables, FL.

The violation(s) found was:

Violations:

- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1, Work done without a permit.

Code Enforcement Officer Comments: Installation/removal of Concrete slab, air condition unit, removal of asphalt driveway, removal of exterior railings from concrete walkways stairs, stairwells work being performed, replacements of exterior doors (3) without approval or permits.

The following items should be taken to correct the violation(s):

Remedy: Must obtain approval and permit(s) upon any work being performed interior and exterior.

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 8/24/2020 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 scheduled for a hearing before 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.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - the City Code requires that you replace the structure with a similar historically-appropriate structure; and