



CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100

CE 305414

11/02/2021

91 7108 2133 3932 7045 1522
 Case #: CE305414-092321

NOV

Notice of Violation

454 ROSARO AVE

(NWP)

JUAN C COTARELO
 454 ROSARO AVE
 CORAL GABLES FL 331462218

Folio #: 0341200232600

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 454 ROSARO 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: Artificial turf installed without approval and permits.

The following steps should be taken to correct the violation:

Remedy: Must obtain permits and all required inspections or remove artificial turf.

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 12/2/2021 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
 - the property will no longer qualify for an historic preservation tax exemption.