

Jan 23, 2024 at 10:02:31 AM

7130 Mira Flores Av
Coral Gables FL 3314

82 1/4
82 1/4

7130 Mira Flores
7/23/24
82 1/4

7130 Mira Flores
CITY OF CORAL GABLES
Notice of Violation
7/23/24 or 7/28/24

01-23-2024 10:02 AM

Jan 23, 2024 at 10:02:26 AM
7130 Mira Flores Ave
Coral Gables FL 3314

7130 Mira Flores



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

Case #: NOVI-24-01-4678

EDUARDO J RAMOS
JOSEPH E RAMOS

Notice of Violation

Novi-24-01-4678

Folio #: 03-4132-025-0370

Dear Property Owner and/or Occupant: EDUARDO J RAMOS JOSEPH E RAMOS

This letter constitutes a notice that a violation(s) exists on the premises at 7130 MIRA FLORES AVE
Coral Gables, FL.

The violation(s) found was: 9489 0090 0027 6516 8269 25

Violation(s):
Interior and exterior alterations without a permit IE removed stonework from front facade, installed new windows, removed front door, interior renovation, painted exterior, new gutters.

The following steps should be taken to correct the violation:

Remedy: MUST OBTAIN A AFTER THE FACT PERMIT FOR WORK.

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 2/23/24 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.