

NOVI-24-05-7568



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

322 VISCAYA AVE.

Summons to Appear



Need to search or
appeal your citation?

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

1/2/25

December 20, 2024

Case #: NOVI-24-05-7568

The City of Coral Gables
vs

Folio: 0341170073660

LUIS CHAVEZ
16559 NICOYA DR
HACIENDA HEIGHTS, CA 91745

9469 0090 0027 6518 5069 86

You, as the Owner and/or Occupant of the premises at:
322 VISCAYA AVE

are in violation of the following sections of the City Code of the City of Coral Gables:

Section 14-202.8. Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

The following steps should be taken to correct the violation:

Remedy: Comply with Section 14-202.8 - renew expired permit for window installation and close with final inspection.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 1/15/2025 at 08:30 AM in the Commission Chambers, located on the second floor of:

**Community Meeting Room
2151 Salzedo Street
Coral Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing. Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

01-02-2025 10:02 AM

