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New 2/20/23

908 888-8888
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08-03-2023 02:37 PM

4031 Alhambra

8/3/2023 2:22:52 PM

Case #NOVI-23-08-2861



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

Notice of Violation

9489 0090 0027 6516 4882 46

NOVI-23-08-2861

Folio #: 0341190012980

ESLIA K MCKELVEY
4031 ALHAMBRA CIR
CORAL GABLES, FL 33146

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:
4031 ALHAMBRA CIR, Coral Gables, FL 33146

The violation(s) found was:

Exterior Alterations without Permit - 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.

Code Enforcement Officer Comments: Installing railing on second floor and new gate without a permit.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8. Must obtain a after-the-fact permit for railing and gate.

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 9/3/2023 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.

305-460-5388
kvilato@coralgables.com

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City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100

Code Enforcement Violation War

NOVI-

ESLIA K MCKELVEY
4031 ALHAMBRA CIR
CORAL GABLES, FL 33146

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens inspection was made to the premises at:

4031 ALHAMBRA CIR, Coral Gables, FL 33146

At that time, a Code Enforcement Officer found the following violation(s) evident on the

Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs of every structure used for human habitation, sound, and maintained in a clean and sanitary condition. They shall be free of loose plaster and similar conditions so serious as to endanger the safety and health of the occupants.

(Code 1958, § 16A-35; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof is dirty and discolored.

The following steps should be taken to correct the violation:

Must clean roof.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 9/3/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 9/3/2023, a Notice of Violation citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please contact the Code Enforcement Officer below for additional assistance. If you cannot reach the officer, contact Antoine Loar, Code Enforcement Manager at (305) 569-1823 or aloar@coralgables.com or Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com

Vilato, Kenneth
305-460-5388
kvilato@coralgables.com

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