

Mar 27, 2022 at 11:42:59 AM
470 Loretto Ave
Coral Gables FL 3314

471

CITY OF CORAL GABLES
471 Loretto Ave
Coral Gables, FL 33134
Date: 03/27/2022

471 Loretto Ave
C3028293

NOTICE OF VIOLATION

Section 1.0 Purpose
The purpose of this notice is to inform you of a violation of the City Code of Ordinances, Chapter 10, Section 10-10, which prohibits the use of a building for a purpose other than that for which it was originally designed, constructed, or altered.

Section 2.0 Description of Violation
The City Code of Ordinances, Chapter 10, Section 10-10, prohibits the use of a building for a purpose other than that for which it was originally designed, constructed, or altered. The City has determined that the use of the building at 471 Loretto Ave for a purpose other than that for which it was originally designed, constructed, or altered is a violation of the City Code of Ordinances, Chapter 10, Section 10-10.

Section 3.0 Remedial Action
You are required to take the following remedial action to correct the violation:
1. Cease the use of the building for a purpose other than that for which it was originally designed, constructed, or altered.
2. Obtain a permit from the City to use the building for a purpose other than that for which it was originally designed, constructed, or altered.

Section 4.0 Penalties
If you fail to take the remedial action required by this notice within the time specified, you may be subject to a fine of up to \$500 per day for each day of non-compliance.

Section 5.0 Appeal
If you wish to appeal this notice, you must file a written appeal with the City within 30 days of the date of this notice.



Mar 27, 2022 at 11:42:52 AM
470 Loretto Ave
Coral Gables FL 3314



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

471
Loretto Ave

03/27/2022

Case #: CE308299-022222

Notice of Violation

CE308299

THOMAS P MURPHY
471 LORETTO AVE
CORAL GABLES FL 33146

Folio #: 03-4120-023-1240

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 471 LORETTO AVE, Coral Gables, FL.

The violation(s) found was:

Violations:

- Zoning Code - Article 3, section 3-208. 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 Building Division. 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.

Code Enforcement Officer Comments: Installed new wood deck, lattice screening and steps at rear of property without a permit.

The following steps should be taken to correct the violation:

Remedy: Must obtain after the fact permit and approvals for wood deck.

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 4/27/2022 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.