



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

January 12, 2026

Case #:NOVI-25-10-11890

**GRZEGORZ OKON TRS
1041 ALMERIA AVE
CORAL GABLES, FL 33134**

Folio #: 0341180011270

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1041 ALMERIA AVE, Coral Gables, FL 33134---5501

The violation(s) found was:

**Freedom from health, accident or fire hazards - Sec. 105-219. - Freedom from health, accident or fire hazards.
Exterior property areas shall be free from conditions that might create a health, accident, or fire hazard, such as holes and excavations, sharp protrusions and other objects or conditions which might be a potential cause of personal injury. Undergrowth shall not exceed a height of 12 inches.

(Code 1958, § 16A-15; Code 1991, § 12-127; Code 2006, § 105-224; Ord. No. 1142, § 2.1, 7-14-1959)**

Code Enforcement Officer Comments: Walkway in disrepair, loose tiles, potential hazard.

The following steps should be taken to correct the violation:

Must repair walkway having loose / cracked tiles, as a potential hazard.

****Permit required** **Please contact ** -**

**Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, FI 33134.
Tel-305-460-5245**

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 2/17/2025 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Martinez, Rose
305-460-5291

rmartinez@coralgables.com