



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



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Code Enforcement Violation Warning

May 5, 2025

Case #:NOVI-25-05-10088

Rafael Llaneza
1540 TREVINO AVE
Coral Gables, FL 33134-6252

Folio #: 0341180061870

Dear Property Owner and/or Occupant:

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

1540 TREVINO AVE, Coral Gables, FL 33134-6252

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

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: Exterior work without an approved permit(s).

The following steps should be taken to correct the violation:

Comply with Section 14-202.8 - Obtain an after-the fact approved and finalized permit for including but not limited to: 1/ Statues on cement columns at the entrance and any/all statues on the property; 2/ Curtains installed in carport overhang; 3/ Fountain(s) on property; 4/ Cement facade decor installed on columns, main home and on the rear facade of garage ; 5/ Metal gazebo installed in the front of property. If a permit cannot be obtained, MUST remove all un-approved alterations.

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

The Code Enforcement Division will re-inspect the property on 6/6/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 6/6/2025, a Notice of Violation and/or citation will be issued.

305-460-5291

rmartinez@coralgables.com

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Rose Martinez at 305-460-5291 for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

A handwritten signature in black ink, appearing to be 'Rose Martinez', is positioned above a horizontal line.

Martinez, Rose
305-460-5291

rmartinez@coralgables.com