

DRAFT OF ...

1432 Blue Rd

City of Coral Gables
 Code Enforcement Bureau
 2500 Coral Gables Blvd., Suite 100
 Coral Gables, FL 33134

Notice of Violation

NO. 1008 2023 2100 0000 0000

VIOLATION OF ORDINANCE NO. 2019-01
 2019-01(1) - 2019-01(1)

NOVI 23-05210

Dear Property Owner/Manager:

The City of Coral Gables Code Enforcement Bureau has received a complaint regarding the above-referenced property. The complaint alleges that the property is in violation of Ordinance No. 2019-01, which prohibits the use of a property for a purpose other than that for which it is zoned.

The property is currently zoned for residential use. The use of the property for a purpose other than that for which it is zoned is a violation of Ordinance No. 2019-01.

The City of Coral Gables Code Enforcement Bureau has issued this Notice of Violation to you. You are required to take corrective action to bring the property into compliance with Ordinance No. 2019-01 within the time period specified in this notice.

If you fail to take corrective action within the time period specified in this notice, the City of Coral Gables may take further action to enforce the ordinance, including the issuance of a stop-work order, the suspension of the property owner's license to operate the property, and the initiation of legal proceedings to enforce the ordinance.

If you have any questions regarding this notice or the ordinance, please contact the City of Coral Gables Code Enforcement Bureau at (305) 443-3333.

Sincerely,
 City of Coral Gables Code Enforcement Bureau

WARNING

1432 Blue Rd
 5/18/23
 E. V. ...



1432 Blue Rd

5/18/2023 12:21:58 PM

City of Coral Gables
Code Enforcement Division
427 Baltimore Way, Suite 102

Case # NOV-23-05-215

Notice of Violation

91 7108 2133 3732 6023 9888

Novi: 23-05-215
Folio #: 034110007050

GEORGE BENTO DE CARVALHO ALTMANN
1432 BLUE RD
CORAL GABLES, FL 33146

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:
1432 BLUE RD, 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 columns and wall at front of property 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 gate and wall installation

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 6/18/2023 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

05-18-2023 12:33 PM