


Oct 8, 2021 at 3:04 PM

131  
ZAMORA


**CITY OF CORAL GABLES**  
 CODE ENFORCEMENT DIVISION  
 427 Biltmore Way, Suite 100  
 10/08/2021

Ce 303952  
 Case #: CE303952-062821

**Notice of Violation**

3 MARTINEZ PARTNERS LLC  
 4746 SW 72 AVE  
 MIAMI FL 33155  
 Folio #: 03-4108-009-4030

Dear Property Owner and/or Occupant:

**131 Zamora Ave.**

This letter constitutes a notice that a violation(s) exists on the premises at 131 ZAMORA AVENUE, Coral Gables, FL.

The violation(s) found was:

**Violations:**

- City Code - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

**Code Enforcement Officer Comments: Permit #93010292 Interior alterations is expired.**

**The following steps should be taken to correct the violation:**

**Remedy: Need to re-activate the permit, call for open inspections and close the permit. You may contact Jorge Pino/Mobil Permitting at (305) 460-5272 jpino@coralgables.com for assistance.**

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 11/08/2021 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.
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished: