



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

July 2, 2025

Case #:NOVI-25-05-10088

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

Folio #: 0341180061870

Dear Property Owner and/or Occupant:

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

1540 TREVINO AVE, Coral Gables, FL 33134-6252

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: 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.

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 7/28/2025 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

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