

2025 at 10:45:20 AM



11-12-2025 10

2025 at 10:45:12 AM

825 GRANADA GROVES CT



City of Coral Gables  
Code Enforcement Division  
427 Biscayne Way, Suite 120



Notice of Violation

November 12, 2025

Case # NOV-25-06-11054

DANIEL MARTINEZ & W ALICIA M  
825 GRANADA GROVES CT  
CORAL GABLES, FL 33134-2427

File # 20470760001

Novi. 25.06.11054

Dear Property Owner and/or Occupant:

The letter constitutes a notice that a violation(s) exists on the premises of  
825 GRANADA GROVES CT, Coral Gables, FL 33134-2427

The violation(s) found was:

**Expired Building Permit** - Sec. 106-26 - Adoption of building planning, electrical and related technical codes.  
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violations of the state building code shall be as established in section 1-7, Florida Building Code 105.4.1.1. If work has commenced and the permit is revoked, terminated 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 105, § 5-1; Code 1991, § 5-25; Code 2006, § 105-21; Ord. No. 1062, § 1, 12-11-1997)

**Code Enforcement Officer Comments:** EXPIRED PERMIT. BLDG-25-07-006 - Window / Door Replacement

The following steps should be taken to correct the violation:

Please return to activate the permit (see below) for final pending inspection. Inspections must be approved in order for the permit and violation to close. If you require further assistance, please contact "please contact" Development Services at 305-430-1225 / development@coralgables.com

The regulations enforced by the City have been adopted in order to protect the public and ensure continuing high property values. Your immediate attention is requested for the violation(s) listed above is required.

The Code Enforcement Division will inspect the property on 11/23/2025 @ 10:00am. If corrective measures have been completed, it is recommended to call and schedule an inspection 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 board members on the phone 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.

305-430-1225 or see us in person at 427 Biscayne Way, 2nd Floor, Coral Gables, FL 33134

Code Enforcement Officer

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