



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100

11/23/2022 4:00:22 PM

Case #:NOVI-22-11-1565

## Code Enforcement Violation Warning

**OFELIA M HUDSON**

Folio #: 0341190010910

**1510 MERCADO AVE**

**CORAL GABLES, FL 33146-1034**

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:

1510 MERCADO AVE, Coral Gables, FL 33146---1034

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: Installed AC mini split on east side of house on the wall, without a permit**

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

**Comply with Section 14-202.8 Must obtain an after the fact permit for AC installation.**

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 12/23/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 12/23/2022, a Notice of Violation and/or citation will be issued.

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 you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or [scabrera@coralgables.com](mailto:scabrera@coralgables.com) or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or [dramirez@coralgables.com](mailto:dramirez@coralgables.com).

305-460-5388

[kvilato@coralgables.com](mailto:kvilato@coralgables.com)



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