

1514 ORB/100
City of Coral Gables
Notice of Violation
No. 2023-0016

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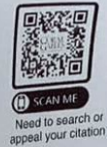


03-19-2024 02:59 PM

1514 URBINO Ave



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



Notice of Violation

March 19, 2024

Case #:NOVI-24-03-6236

9469 0090 0027 6516 3669 88

Folio #: 0341190072580

MICHAEL V FINUCCIO
1514 URBINO AVE
CORAL GABLES, FL 33146

Novi-24-03-6236

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:
1514 URBINO AVE, Coral Gables, FL 33146---1930

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: Installed new pavers on driveway, walkway and at front entrance 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 the driveway, walkway and front entrance 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 4/19/2024 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.

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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vilato, Kiggen
305-460-5388
kvilato@coralgables.com