

Affidavit of Posting

Complaint/Case #: NOVI-23-04-1932

Title of Document Posted: Notice of Violation

I, ANDRES GARCIA, DO HEREBY SWEAR/AFFIRM THAT THE
AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS
OF 312 Viscaya Ave, ON 04/03/2023 AT 10:31am.



SIGNATURE OF OFFICER

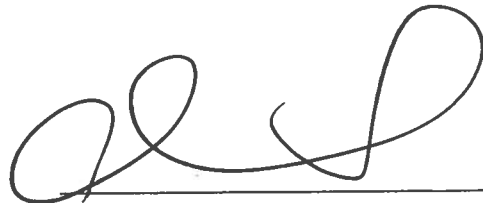
STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 4 day of March, in the year
2023, by ANDRES GARCIA **who is personally known to me** or has
produced _____ as identification.

My Commission Expires:



ANTOINE LOAR
Commission # HH 142742
Expires June 26, 2025
Bonded Thru Budget Notary Services



Notary Public



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

4/4/2023 8:30:15 AM

Case #:NOVI-23-04-1932

Notice of Violation

9489 0090 0027 6516 8197 05

CARMENCITA SALSBERG

312 VISCAYA AVE

CORAL GABLES, FL 33134

Folio #: 0341170073700

Dear Property Owner and/or Occupant:

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

312 VISCAYA AVE, Coral Gables, FL 33134

The violation(s) found was:

Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Garage conversion, new wall, new bathroom, change from single family into multi family without the necessary permits.

The following steps should be taken to correct the violation:

Cease and desist all unpermitted work. Must obtain all necessary permits.

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 5/4/2023 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.

Andres D. Garcia AG
agarcia2@coralgables.com
305-733-0289