



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

10/3/2022 12:32:13 PM

Case #:NOVI-22-04-0211

Notice of Violation

RAUL PASTRAN or
V & K INVESTMENTS INC
19368 SW 80 CT
CUTLER BAY, FL 33157

ACQ
1135 San Pedro
Posted: 10/3/22

Folio #: 0351180060600

Dear Property Owner and/or Occupant:

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

1135 SAN PEDRO AVE, Coral Gables, FL 33156-6343

The violation(s) found was:

Work without a Permit

Exterior Alterations without 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)

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/ deck/front porch area being worked on without a permits.

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Angela Hunter
305-569-1838