

NOVI -25-08-11372



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



Notice of Violation

Case #NOV-25-08-11372

File # E419800320

August 13, 2025

ALIRIO JESUS TORREALBA GONZALEZ C/O MG DEVELOPERS
3620 GRANADA BLVD
CORAL GABLES, FL 33134

Dear Property Owner and/or Occupant:

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

3620 GRANADA BLVD, Coral Gables, FL 33134—6348

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: Exterior alterations without an approved, issued permit, including but NOT limited to: front entrance stairs/walkway installed with large pavers; electrical new lights / lanterns six (6) installed on the front facade; exterior front wall altered with stone or cement cladding; CBS wall altered with tile.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8. Obtain an approved permit for ALL exterior alterations without an approved permit.

The regulations enforced by the City have been adopted in order to protect the public and insure conformity of property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 8/26/2025 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 remains

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables, FL 33134

USPS CERTIFIED MAIL
7020 2450 0001 8406 4927

305-441-5777
mca@cityofcg.com

