

1515 Palancia Ave

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



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Need to search or
appeal your citation?

9489 0090 0027 6516 8478 21

Notice of Violation

October 24, 2023

Case # NOVI-23-10-3610

RAMON J DIAZ & W MARTHA POZO
5200 ALHAMBRA CIR
CORAL GABLES, FL 33146-1902

Folio #: 0341190010660

NOVI-23-10-3610

Dear Property Owner and/or Occupant:

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

1515 PALANCIA AVE, Coral Gables, FL 33146-1036

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, § 8-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)
Code Enforcement Officer Comments: AC ductwork/repair without a permit.

The following steps should be taken to correct the violation:
Must obtain a after the fact permit.

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 11/24/2023 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.
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.

DynVas
Vilato, Klara
305-460-5388
kvilato@coralgables.com



10-24-2023 10:23 AM



1515 Piedmont Ave
MAY 21st 2024

03-01-2024 08:19 AM

1515 PALANCIA AVE



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

9489 0090 0027 6516 3659 50



Need to search or
appeal your citation?

Summons to Appear

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

February 29, 2024

Case #: NOVI-23-10-3610

Folio: 0341190010660

The City of Coral Gables
vs

RAMON J DIAZ & W MARTHA POZO
5200 ALHAMBRA CIR
CORAL GABLES, FL 33146-1902

Novi-23-10-3610

You, as the Owner and/or Occupant of the premises at:
1515 PALANCIA AVE

are in violation of the following sections of the City Code of the City of Coral Gables:

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)

The following steps should be taken to correct the violation:

Remedy: Must obtain a after the fact permit.

As a result of the above violation(s), a complaint has been filed against you and you are hereby
commanded to appear before the Code Enforcement Board for a hearing on 3/13/2024 at 08:30 AM in
the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard
in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a
power of attorney from you at the time of the hearing.



1515 Panama Ave
New 2370 2670

10-24-2023 10:24 AM