

1534 Cecilia Ave



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

6/12/2023 2:00:29 PM

Case #:NOVI-23-06-2327

Notice of Violation

RYAN S MARKS  
1534 CECILIA AVE  
CORAL GABLES, FL 33146

9489 0090 0027 6536 4884 99

NOVI-23-06-2327

Folio #: 0341190070940

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:  
1534 CECILIA AVE, Coral Gables, FL 33146

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 concrete walkway on east and west side of house 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 work completed.

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 7/12/2023 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.

305-460-5388

kvlato@coralgables.com



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

Code Enforcement Violation

RYAN S MARKS  
1534 CECILIA AVE  
CORAL GABLES, FL 33146

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, inspection was made to the premises at:

1534 CECILIA AVE, Coral Gables, FL 33146

At that time, a Code Enforcement Officer found the following:

**Household refuse and clean yard waste Sec. 54-146(C) Household refuse and clean yard waste shall be removed once each week or as directed by the city manager. The maximum length of three feet when placed (Code 1991, § 21-51; Code 2006, § 54-153; Code 2004, § 9-2004)**

**Code Enforcement Officer Comments:** Comply with City Code section 54-146(C) Public Works will not remove.

The following steps should be taken to correct the violation:

Comply with City Code section 54-146(C) Public Works will not remove.

Coral Gables has earned the title of "The City Beautiful" through the cooperation in correcting the violation(s) listed above.

The Code Enforcement Division will re-inspect the property on 7/12/2023 to determine if corrective measures have been completed. If corrective measures have not been completed, a citation will be issued.

The Division is available for consultation on this matter. For additional information, contact: Antoine Loar, Code Enforcement Manager, or Ramon Ramirez, Development Services Deputy Director.

06-12-2023 02:03 PM

This letter is valid from 7:30 AM to 4:00 PM. Please do not hesitate to call the officer listed, please