



NOVI-24-08-8271

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



SCAN ME  
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### Notice of Violation

August 20, 2024

Case #NOVI-24-08-8271

SCOTT ACKMAN  
11709 SW 91 TER  
MIAMI, FL 33186

Folio #: 0341080060900

9489 0090 0027 6517 2761 25

Dear Property Owner and/or Occupant:

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

1930 PONCE DE LEON BLVD, Coral Gables, FL 33134-4407

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: ROOF ACCESS LADDER REMOVED, WALK-IN FREEZER, AC UNITS, GAS TANKS, METAL PANEL STRUCTURE INSTALLED IN ALLEYWAY WITHOUT APPROVAL OR PERMIT**

**The following steps should be taken to correct the violation:**

**\*\*\*OBTAIN CERTIFICATE OF SAFETY FOR GAS TANKS INSTALLED WITHOUT A PERMIT WITHIN 2 WEEKS OR ALL OPERATIONS WILL BE HALTED.\*\*\***

**OBTAIN APPROVAL AND PERMITS FOR ROOF ACCESS LADDER REMOVED, WALK-IN FREEZER, AC UNITS, AND GAS TANKS INSTALLED IN ALLEYWAY, REMOVE METAL PANEL STRUCTURE OR OBTAIN 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 9/19/2024 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.

1930 PONCE DE LEON ANGELICA LUGO  
alugo@coralgables.com  
305-619-6530

Aug 20, 2024 at 4:11 PM