



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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Code Enforcement Violation Warning

October 23, 2023

Case #:NOVI-23-10-3587

PONCE DE LEON PROPERTIES L C
17525 NE 9TH AVE
MIAMI, FL 33162-2122

Folio #: 0341080072500

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

2271 PONCE DE LEON BLVD, Coral Gables, FL 33134---5020

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

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: Screening on patio area without approved permits.

The following steps should be taken to correct the violation:

Must obtain permits for installed screening or remove from patio area. Comply with Section 14-202.8

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 11/24/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 11/24/2023, a Notice of Violation and/or citation will be issued.

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.

Young, Kesi
305-561-1012

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