



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100

1/3/2023 11:02:21 AM

Case #:NOVI-22-11-1519

## Notice of Violation

**REINALDO JIMENEZ or**

**306 FLUVIA LLC**

**1501 VENERA AVE SUITE #203**

**CORAL GABLES, FL 33146**

Folio #: 0341170073890

Dear Property Owner and/or Occupant:

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

306 FLUVIA AVE, Coral Gables, FL 33134-7316

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: Work without permit including exterior and interior work/ including but not limited to - driveway/ front steps and landing/ new garage door/ interior remodel- including electrical, mechanical and plumbing with enclosure of garage existing.**

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

**Cease and desist all unpermitted work. Must obtain all necessary permits prior to continuing.**

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 2/3/2023 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.

305-460-5273

lschwartz@coralgables.com

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. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or [scabrera@coralgables.com](mailto:scabrera@coralgables.com) or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or [dramirez@coralgables.com](mailto:dramirez@coralgables.com).

305-460-5273

[lschwartz@coralgables.com](mailto:lschwartz@coralgables.com)