



131  
ZAMORA

131 Zamora Ave.  
San Jose, CA 95128  
NOVI 24 08 8253

08-13-2024 09:23 AM





CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT.

# WARNING

CALL INSPECTOR

Do not continue this **EXTERIOR WORK**  
until corrections have been made and  
inspected. Under penalty of the law,  
DO NOT REMOVE THIS TAG.

Address: **131 Zamora Ave**

Permit #:

**8/13/24**

Date

**Sebastian Ramos**

CITY OF CORAL GABLES INSPECTOR

BUSINESS CARD ON REVERSE SIDE

Aug 13, 2024  
08-13-2024 09:27 AM





08-13-2024 09:27 AM



131 Zamora Ave



City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME

Need to search or  
appeal your citation?

## Notice of Violation

August 13, 2024

Case #:NOVI-24-08-8253

**3 MARTINEZ PARTNERS LLC**  
**4746 SW 72 AVE**  
**MIAMI, FL 33155**

Folio #: 0341080094030

9489 0090 0027 6516 4701 97

9489 0090 0027 6516 4702 03

Dear Property Owner and/or Occupant:

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

**131 ZAMORA AVE, Coral Gables, FL 33134-4046**

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: Exterior alterations- window replacement without an approved building permit.**

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

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

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 **9/12/2024** 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.

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.

**NOVI-24-08-8253**

305-619-1125

sramos2@coralgables.com

*Chubert*

08-13-2024 09:22 AM