NOVI-25-01-8651 *(handwritten)*

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

[QR code] SCAN ME
Need to search or
appeal your citation?

Notice of Violation

January 8, 2025

Case #:NOVI-25-01-8651

Folio #: 0341080014120

CIVIC ALHAMBRA LLC
4691 SW 71 CT
MIAMI, FL 33155

9489 0090 0027 6517 5247 52

9489 0090 0027 6517 5247 45

Dear Property Owner and/or Occupant:

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

743 ALHAMBRA CIR, Coral Gables, FL 33134-4807

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 A PERMIT, REMOVAL / ALTERATION OF HITORIC FEATURES. WOODEN GRILL ON FRONT FACADE REMOVED, WOODEN BALCONY.
******MUST COLLECT AND PRESERVE HISTORIC MATERIALS THAT HAVE BEEN REMOVED*****

The following steps should be taken to correct the violation:

OBTAIN AFTER THE FACT PERMIT FOR REMOVAL / REPLACEMENT OF HISTORIC FEATURES OR RETURN ORIGINAL HISTORIC ITEMS TO ORIGINAL STATE.

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 2/8/2025 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.

743 ALHAMBRA CIR *(handwritten)*

ANGELICA LUGO
alugo@coralgables.com
305-460-5387
(signature)

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