



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

08/24/2018

Case #: CE279212-072418

## Notice of Violation

GEORGE S. ZAMORA, ESQ.  
c/o 4810 ALHAMBRA LLC  
3191 CORAL WAY, STE. 106  
MIAMI, FL 33145

Folio #: 03-4119-007-0290

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **4810 ALHAMBRA CIRCLE**, Coral Gables, FL.

The violation(s) found was:

### Violations:

- **Zoning Code - Article 3, section 3-208. 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 Building Division. 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. City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.**

**Code Enforcement Officer Comments: Pool deck removed.**

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

**Remedy: Need to obtain approval and a 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 **9/23/2018** to determine if corrective measures have been completed. If the violation(s) has not been corrected 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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **9/23/2018** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

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**Terri Sheppard**

Code Enforcement Officer

305 460-5239

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