



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

May 8, 2025

Case #:NOVI-23-08-3005

**SUSANA LAY**  
**2441 NW 93RD AVE STE 103**  
**DORAL, FL 33172-4800**

Folio #: 0341170042540

Dear Property Owner and/or Occupant:

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

3600 LE JEUNE RD, Coral Gables, FL 33134

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 work along wall adding decorative tile, metal ironwork on front entry, lattice and screening along sidewalk, artificial turf, curtain on exterior of entry, and removal of grass and installation of pavers and rock without permit.**

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


**Work without a approved permit(s).**

**Cease and desist all unpermitted work. Must obtain all necessary permits. \*\*Please contact \*\* - Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245; developmentservices@coralgables.com.**

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 6/30/2023 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables, FL, 33134.

  
Martinez, Rose  
305-460-5291

rmartinez@coralgables.com