

25 at 2:15:48 PM.

Cutler Rd

bles FL 33143

ates

8525

OLD CUTLER ROAD



10-08-2025 02

25 at 2:15:45 PM  
Cutler Rd  
bles FL 33143  
ates



8525 Old Cutler Rd

City of Coral Gables

Code Enforcement Division  
427 Wilshire Way, Suite 100

754.91.0070 2027 5136 8366 45



Barcode

Scan to report or  
track your violation

### Notice of Violation

October 7, 2025

Case # NCV-25-08-11406

PATRICK MCMAHON  
9111 COLLINS AVE N1021  
SUNRISE, FL 33194

Form # CWT202100040

Novi: 25.08.11406

Dear Property Owner and/or Occupant:

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

8525 OLD CUTLER RD, Coral Gables, FL 33143-0217

The violation(s) found was:

Expired Building Permit - Sec. 106-26 - 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 43, Florida Building Code 105.4.1.5. If work has commenced and the permit is expired, becomes null and void, or expires because of lack of progress or abandonment, a new permit extending the proposed construction shall be obtained before proceeding with the work (Code 196A, § 4-1; Code 196A, § 4-26; Code 2008, § 105-02; Ord. No. 1802, § 1, 12-17-08).

Code Enforcement Officer Comments: EXPIRED PERMIT BLDG-25-08-3481 New door and several

The following work must be done to correct the violation:

Please owner re-submit the permit(s) order to call for final pending inspection(s). Inspection must be approved in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305.440-4300 or development@coralgables.com

This violation(s) entered by the City has been adopted in order to protect the public and ensure compliance with applicable codes. Your immediate attention is requested for this violation(s) listed above.

The Code Enforcement Division will re-inspect the property at 8525 OLD CUTLER RD to ensure a permit(s) order has been completed. If the violation(s) has not been completed at the time of inspection, your case will be forwarded to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to appear in the public hearing for the Board to hear the case and the violation(s) may be dismissed. The Board has the authority to dismiss a fine against you for as long as 60 calendar months.

800-441-5777 or call us at 305-440-4300 at 427 Wilshire Way, 2nd Floor, Coral Gables, FL 33134

David J. McMahon  
City of Coral Gables

10-08-2025 01