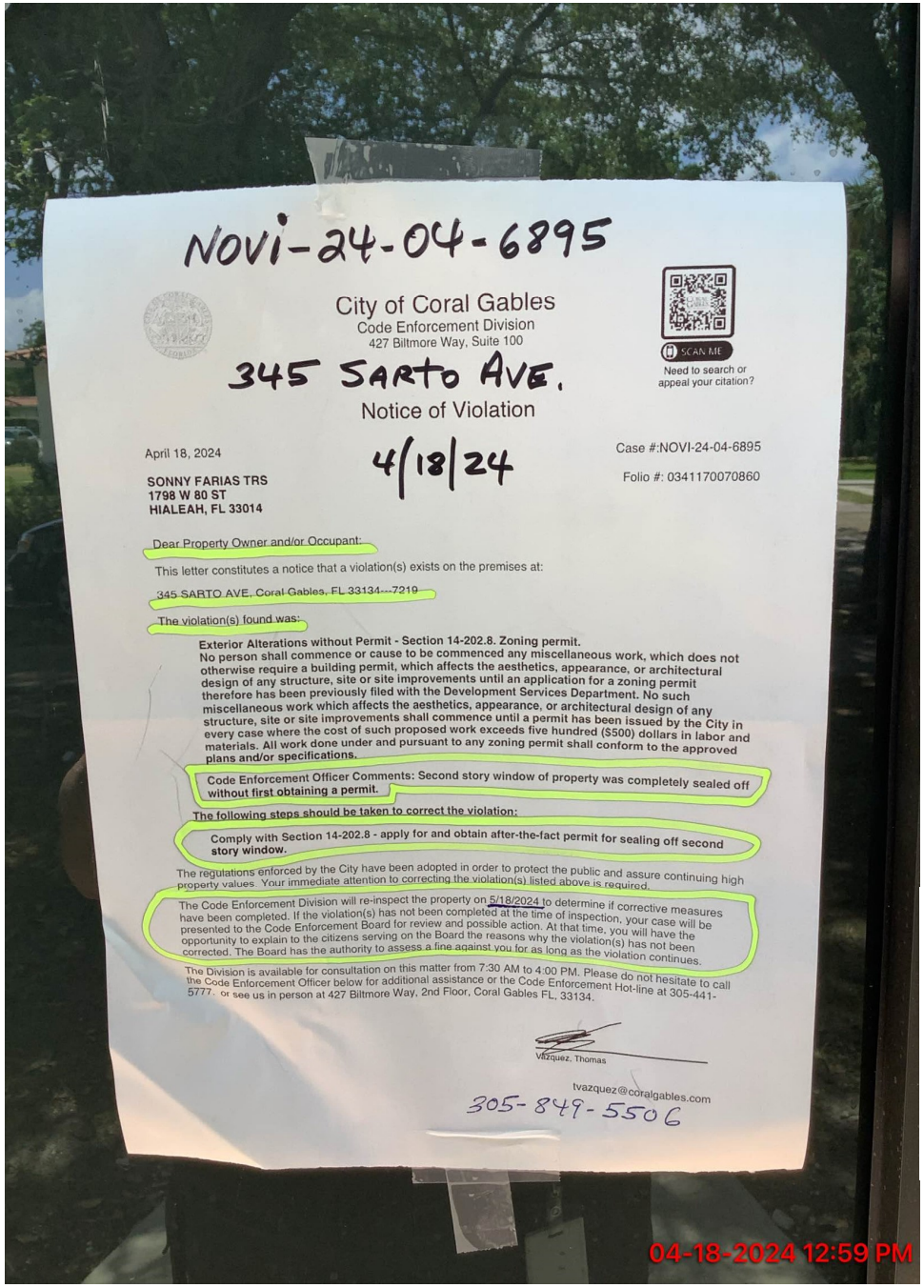

NOVI-24-04-6895

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

345 SARTO AVE.

Notice of Violation

SCAN ME
Need to search or appeal your citation?

April 18, 2024

4/18/24

Case #:NOVI-24-04-6895

Folio #: 0341170070860

SONNY FARIAS TRS
1798 W 80 ST
HIALEAH, FL 33014

Dear Property Owner and/or Occupant:

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

345 SARTO AVE, Coral Gables, FL 33134---7219

The violation(s) found was:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.
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 Development Services Department. 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 in every case where the cost of such proposed work exceeds five hundred ($500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Second story window of property was completely sealed off without first obtaining a permit.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8 - apply for and obtain after-the-fact permit for sealing off second story window.

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 5/18/2024 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.

Vázquez, Thomas

tvazquez@coralgables.com

305-849-5506

04-18-2024 12:59 PM