



Feb 10, 2024 at 8:00 AM





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



SCAN ME  
Need to search or  
appeal your citation?

Notice of Violation

February 9, 2024

Case #:NOVI-24-01-4846

MARK A CERECEDA & VANESSA CERECEDA  
1612 GRANADA BLVD  
Coral Gables, FL 33134-3546

Folio #: 0341070140110

Dear Property Owner and/or Occupant:

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

1612 GRANADA BLVD, Coral Gables, FL 33134-3546

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 done without a permit, including but not limited to, painting, awnings removed, trees removed, driveway replaced, walkway replaced, front door replaced, walkway gate installed, and light fixtures replaced.

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

**Cease and desist all unpermitted work. Must obtain all necessary permits.**

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 3/11/2024 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.

*B. Selva*

Brayan Selva Castillo

786-897-2574

bselva@coralgables.com

CITY OF CORAL GABLES  
UNIFORM CIVIL VIOLATION

Ticket #: TICK-24-

DATE/TIME ISSUED 2/9/2024 22:03  
CODE INSPECTOR Brayan Selva

NAME OF VIOLATOR  
**MARK A CERECEDA**  
**1612 GRANADA BLVD**  
**CORAL GABLES, FL 33134**  
NAME OF REGISTERED AGENT (IF APPLICABLE)

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT  
2/9/2024 AT 22:03 VIOLATION  
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 82-29. - Permits generally.

(d)Pruning of trees on private property. Four (4) inches or more in diameter on private property requires a permit from the tree preservation agency. Any tree four (4) inches in diameter or greater must be trimmed by a certified tree trimmer. Pruning of trees may also be performed by the owner with assistance as needed by the City.

(Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

TO WIT:

**Tree removed from private property. (Not the same tree referred in Ticket #24-01-4846). Must obtain an after the fact permit for cutting/pruning. Must contact Coral Gables Green Department for requirements.**

AT **1612 GRANADA BLVD**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **500.00**  
ON OR BEFORE **2/26/2024**. YOU MAY REQUEST A HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION BEFORE **3/1/2024**.

FAILURE TO PAY CIVIL PENALTY AND/OR FILE A REQUEST FOR ADMINISTRATIVE HEARING SHALL CONSTITUTE A WAIVER OF HEARING AND SUCH WAIVER SHALL CONSTITUTE A CONTINUING VIOLATION. EACH DAY OF CONTINUING VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO A CIVIL PENALTY IN THE SAME AMOUNT WITHOUT THE NECESSITY OF ADDITIONAL CIVIL VIOLATION NOTICES.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE AND I UNDERSTAND THAT ACCEPTANCE OF THIS NOTICE DOES NOT AN ADMISION OF GUILT.

*Posted*  
VIOLATOR

*B. Selva*  
CODE ENFORCEMENT OFFICER

Brayan Selva Castillo  
786-897-2574  
bselva@coralgables.com

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