



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

**NOV**

**Notice of Violation**

**NOVI 22101454**

3/31/2023 10:48:48 AM

Case #: **NOVI-22-10-1454**

JUAN CARLOS ALMAGRO

171 EDGEWATER DR

CORAL GABLES, FL 33133

**171 Edgewater Drive**

Folio #: 0341290410050

Dear Property Owner and/or Occupant:

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

**171 EDGEWATER DR, Coral Gables, FL 33133-6912**

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 performed without approval or permit. Installation of rocks in front of property.

The following steps should be taken to correct the violation:

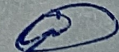
**Must obtain all necessary permit(s) or re sod front of property as before.**

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 **4/28/2023** 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.

*Gerardo Bonin*

305-569-1821



gerardo@coralgables.com

**Mar 31, 2023 at 10:52 AM**

171

NOVI 22101454  
 City of Coral Gables  
 Code Enforcement Division  
 227 Biscayne Blvd, Suite 100  
 Coral Gables, FL 33133  
 Case # NOVI-22-10-1454

**NOVI**  
 Notice of Violation

JUAN CARLOS ALMAGRO  
 171 EDGEWATER DR  
 CORAL GABLES, FL 33133  
 Phone # 674-1204/1000

Dear Property Owner and/or Occupant:  
 This letter constitutes a notice that a violation exists on the premises at:  
**171 EDGEWATER DR, Coral Gables, FL 33133-6912**

The violation(s) found was:  
 Work without a Permit - Sec. 125-26 - Adoption of building, plumbing, electrical and related technical building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the above building code shall be as established in section 1-2, Florida Building Code 2021 (FBC 2021). Required.  
 Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, remodel or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, connect or replace any mechanical, electrical, plumbing, gas, mechanical or other equipment, or the installation of which is regulated by the building official and obtain the required permit. (Adopted by Ordinance 1998-10, Code 125-26, Code 2001, § 125-26, Ord. No. 1923, § 125-26, Ord. No. 1927)

Code Enforcement Officer Comments: Work performed without approval or permit. Installation of rocks in front of property.

The following steps should be taken to correct the violation:  
**Work obtain all necessary permit(s) or re sod front of property as before.**

The regulations enforced by the City have been adopted in order to protect the public and insure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will reinspect the property on 4/8/2023 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of reinspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to appear to the board and explain 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.

*Shirley Pineda*  
 305-569-1821  
 shirley@coralgables.com

Mar 31, 2023 at 10:53 AM



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

NOVI 22101454

3/31/2023 10:48:48 AM

Case #: **NOVI-22-10-1454**

**NOV**  
**Notice of Violation**

JUAN CARLOS ALMAGRO  
171 EDGEWATER DR  
CORAL GABLES, FL 33133

171 EDGEWATER DRIVE

Folio #: 0341290410050

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**171 EDGEWATER DR**, Coral Gables, FL 33133-6912

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
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*Gerardo Groman*

305-569-1821

  
groman@coralgables.com

Mar 31, 2023 at 10:53 AM