

Apr 4, 2022 at 5  
434  
Coral Gable



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434

NOTICE  
I have been notified that you have been selected to participate in the Homeowner Survey for the City of Coral Gable. The survey is being conducted by the City of Coral Gable and is intended to gather information from homeowners about their satisfaction with the City's services and to identify areas for improvement. The survey is confidential and the information provided will be used only for the purpose of the survey. The survey is available in both English and Spanish. If you have any questions, please contact the City of Coral Gable at (305) 460-1111.



Apr 4, 2022 at 5  
434  
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**CITY OF CORAL GABLES**  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

04/04/2022 Case #: CE308212-021822

**434 Loretto Ave**  
**CF308212**

**Notice of Violation**

**PATRICK DUQUENNE ANA CARDONA**  
434 LORETTO AVE  
CORAL GABLES FL 33146

Folio #: 03-4120-023-0090

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 434 LORETTO AVE, Coral Gables, FL.

The violation(s) found was:

**Violations:**

- Zoning Code - Article 3, section 3-208. 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 Building Division. 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.

**Code Enforcement Officer Comments:** installed white metal picket fence at rear of property without a permit. Installed artificial turf on west side of driveway without a permit.

The following steps should be taken to correct the violation:

**Remedy:** Must obtain all approvals and permits for work completed.

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 5/4/2022 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before 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.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated.