

1043 Alhambra Cir
CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-24-06-17655

DATE/TIME ISSUED
6/23/2024 19:36

CODE INSPECTOR
Kesi Young

DEPARTMENT
Code Enf.

NAME OF VIOLATOR
MARIA ELENA ARTZE TR MARIA
ELENA ARTZE TR
1043 ALHAMBRA CIR
CORAL GABLES, FL 33134

FOLIO
0341070140400

REPEAT VIOLATOR
Yes No

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
6/23/2024 AT 19:36 VIOLATION OF THE FOLLOWING SECTION(S) OF
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 105-28. - Construction and dredging, at night, on weekend days and holidays.

(b) Construction prohibited. Construction (i.e., pile driving operations, demolition, excavations, concrete pours, etc.) is prohibited on weekends and holidays as set forth in this section. No construction, alteration or general repair of any building, structure, or other item for which a permit to construct, alter or repair is required by any ordinance of the city shall be done in the city before the hour of 7:30 a.m. or after 6:00 p.m. on any Monday, Tuesday, Wednesday, Thursday or Friday. No construction work shall be performed on any Saturday before the hour of 9:00 a.m. and after the hour of 5:00 p.m. No exterior construction shall be performed on any Saturday, at any time, in the city's residential zones or within 100 feet of said zones, except: (1) Work being performed by a property owner/resident under an owner-builder permit; (2) Work being performed by a property owner/resident that does not require a permit; and (3) Power/pressure cleaning of sidewalks, driveways or roofs. No construction, alteration or repair of any building, structure or other item shall be done on any holiday as established by the federal government and on the date observed by the federal government and as established by section 1-2 (which includes December 24th, irrespective of when it is observed by the city). No construction, alteration or repair of any such item shall be done on any Sunday. The 100 feet shall be measured as the distance between the nearest property line for property zoned for residential use and either the property line for typical construction projects (i.e., single family homes, single building sites) or the construction boundary (quasi property line), as determined by the building official, for large sites or staged work. Any deviation from the terms hereof shall be evidenced by a special permit, in writing, issued and signed by the city manager, pursuant to administrative regulation number 1-24. Further, no music or programming that exceeds 60 dB or 10 dB over ambient noise at the property line of a construction site is permitted.

(Code 1958, § 8-13.1; Code 1991, § 6-29; Code 2006, § 105-26; Ord. No. 1218, §§ 1-4, 7, 2-21-1981; Ord. No. 2057, § 1, 11-27-1973; Ord. No. 3284, § 1, 8-26-1997; Ord. No. 2007-14, § 2, 3-27-2007; Ord. No. 2017-02, § 2(105-26), 1-10-2017)

TO WHOM IT MAY COME:
Roof is in disrepair/Construction on the weekend. Must apply for all after the fact permits within 24 hours. Must conform to City Construction hours. Refer to Code text to see allowed work hours.

AT 1043 ALHAMBRA CIR

INSTRUCTIONS

PAYMENTS AND REQUEST FOR HEARING
SHOULD BE MADE TO:

CITY OF CORAL GABLES
CLERK OF THE CODE ENFORCEMENT BOARD
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 341549
CORAL GABLES, FLORIDA 33114
(305) 460-5226

HEARING WILL BE SET NO SOONER THAN
TWENTY (20) DAYS FROM THE DATE OF THE
CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE
NOTIFIED AT THE MAILING ADDRESS SHOWN
ON THIS NOTICE.

YOU MAY APPEAR WITH OR WITHOUT COUNSEL
AND PRODUCE WITNESSES ON YOUR OWN
BEHALF.

YOU WILL BE LIABLE FOR REASONABLE COSTS
OF THE ADMINISTRATIVE HEARING UPON A
FINDING OF GUILT.

LIENS IN THE AMOUNT OF UNPAID PENALTIES
WILL BE FILED AGAINST YOUR REAL OR
PERSONAL PROPERTY AND WILL BE
FORECLOSED UPON.

FAILURE TO PAY CIVIL PENALTY AND CORRECT
VIOLATION OR FILE A REQUEST FOR
ADMINISTRATIVE HEARING BY THE DATE
SHOWN SHALL CONSTITUTE A WAIVER OF
YOUR RIGHT TO HEARING AND SUCH WAIVER
SHALL CONSTITUTE AN ADMISSION OF
VIOLATION. EACH DAY OF CONTINUED
VIOLATION SHALL BE DEEMED A CONTINUING
VIOLATION SUBJECT TO ADDITIONAL PENALTY
IN THE SAME AMOUNT WITHOUT THE NEED FOR
ISSUANCE OF ADDITIONAL CIVIL VIOLATION
NOTICE.

THE FILING OF A REQUEST FOR AN
ADMINISTRATIVE HEARING WILL NOT HALT THE
ACCRUAL OF CONTINUING VIOLATION.

6/23/24
Tick-24-06-17655

Jun 23, 2024 at 3:51 PM