



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

9/15/2023 11:20:07 AM

Case #:NOVI-23-09-3244

Code Enforcement Violation Warning

BUILDING 300 LLC

Folio #: 0341080093560

3585 NE 207 ST 801423

MIAMI, FL 33280

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

300 MENDOZA AVE, Coral Gables, FL 33134---3861

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

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: Installation of new windows and removal of wall air conditioning units, possibly interior work without approval and permit.

The following steps should be taken to correct the violation:

Must obtain approval and permit for all work done, call for inspections and finalize permit.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 10/16/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 10/16/2023, a Notice of Violation and/or citation will be issued.

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 you cannot reach the officer listed, please contact the Code Enforcement Hotline at 305-441-5777 or .

305-460-5325

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