



# CITY OF CORAL GABLES

## Code Enforcement Board Enforcement Order

The City Of Coral Gables

9489 0090 0027 6516 4747 44

-vs-

Alexis Cogul Leonart  
1410 Cantoria Avenue  
Coral Gables, FL 33146

Case #: NOVI-23-11-3727

### Property Address:

1410 Cantoria Avenue

Folio: 0341190012710

This cause having come before the Code Enforcement Board for Hearing on 3/13/24, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

### **FINDINGS OF FACT**

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

### **Violations:**

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: Interior demo without a permit. T

he following steps should be taken to correct the violation: Cease and desist all unpermitted work. Must obtain all necessary permits. RED Tag.

### **CONCLUSIONS OF LAW**

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 4/12/24, a fine of \$ 150.00 will be imposed for each day thereafter that any violation continues to exist.

Guilty/ 30 days to obtain and 90 days to final/\$150.00 a day/\$108.75 Administrative Fee

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance or non-compliance. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or [scabrera@coralgables.com](mailto:scabrera@coralgables.com) or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or [dramirez@coralgables.com](mailto:dramirez@coralgables.com).

**Kenneth Vilato**  
Code Enforcement  
**[kvilato@coralgables.com](mailto:kvilato@coralgables.com)**  
**(305) 460-5388**

  
Code Enforcement Board Clerk