



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100

7/19/2023 10:37:09 AM

Case #:NOVI-23-06-2335

## Notice of Violation

Att- Liana C. Carballusq - Reg. Agent

DFC Investments LLC  
8428 SW 40 ST  
Miami, FL 33155

7021 1970 0001 3327 8269

Folio #: 0341170083420

Dear Property Owner and/or Occupant:

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

528 SEVILLA AVE, Coral Gables, FL 33134--5715

The violation(s) found was:

**Expired Building 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 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)**

**Code Enforcement Officer Comments: Work without permit- including but not limited to- interior work and exterior tiling on front porch and stairs.**

**The following steps should be taken to correct the violation:**

**Apply for all necessary permits and obtain final inspections.- STOP ALL WORK- must obtain after the fact permits to continue.**

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 8/19/2023 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.

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: Antoine Loar, Code Enforcement Manager at (305) 569-1823 or aloar@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

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