



NOVI-24-09-8322

City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME  
Need to search or  
appeal your citation?

### Notice of Violation

September 10, 2024

JAKUB HEJL  
803 N GREENWAY DR  
CORAL GABLES, FL 33134

Case #: NOVI-24-09-8322

Folio #: 034108001520

9489 0090 0027 6517 2763

Dear Property Owner and/or Occupant:

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

803 GREENWAY DR, Coral Gables, FL 33134-4829

The violation(s) found was:

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 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, 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: \*\*\* DOUBLE FEE AND FINE, WORK UNDER RED TAG\*\*\*HISTORIC\*\*\* WORK WITHOUT A PERMIT, CONCRETE SLABS IN FRONT OF PROPER STUCCO WORK.

The following steps should be taken to correct the violation:

PLEASE OBTAIN APPROVALS AND PERMITS FOR CONCRETE SLABS OR REMOVE AND FOR STUCCO WORK, CALL INSPECTIONS AND CLOSE PERMIT.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 10/10/2024 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 or the Code Enforcement Hot-line at 311-5777, or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

803 N GREENWAY

ANGELICA LUGO  
alugo@coralgables.com  
305-460-

TICKET

CITY OF CORAL GABLES  
UNIFORM CIVIL VIOLATION

Ticket #: TICK-24-0

DATE/TIME ISSUED CODE INSPECTOR  
9/10/2024 18:40

NAME OF VIOLATOR  
JAKUB HEJL

803 N GREENWAY DR  
CORAL GABLES, FL 33134

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT TO THE CITY OF CORAL GABLES BY  
9/10/2024 AT 18:40 VIOLATION OF THE  
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 10-22. - Prohibited acts and omissions  
It shall be unlawful for any contractor, as defined in the City Code, or any person, officer, corporate director, controlling stockholder, or any person acting in concert with any of the foregoing acts or omissions, to commit any of the following acts or omissions:  
(q) Fail to comply with a lawful stop work order issued by the Building Official or his or her duly authorized representative.

TO WIT:

WORK COMMENCED UNDER A LAWFUL PERMIT. VIOLATION OF THE CITY CODE. UNTILL RED TAG IS LAWFULLY REMOVED.

AT 803 GREENWAY DR

YOU SHALL PAY THE CIVIL PENALTY OF \$ 500.00. PLEASE CORRECT THE VIOLATION ON OR BEFORE 9/10/2024. YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE ENFORCEMENT OFFICER BEFORE 10/1/2024.

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

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE AND UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE DOES NOT CONSTITUTE AN ADMISSION OF GUILT.

VIOLATOR

ANGELICA LUGO  
CODE ENFORCEMENT OFFICER

DATE

9/10/24

305-460-5387

ALUGO@CORALGABLES.COM

Sep 10, 2024 at 3:07 PM