

Jan 31, 2024 at 2:01:10 PM
401 Vittorio Ave
Coral Gables FL 3314



01-31-2024 02:01 PM

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401 Vittorio Av
Coral Gables FL 3314

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

9489 0090 0027 6516 8390 00
Notice of Violation

January 31, 2024 Case # NOVI-24-01-4879
JUAN C VICTORENO
150 SOLANO PRADO
CORAL GABLES, FL 33156 Folio #: 0351050100270

Dear Property Owner and/or Occupant:
This letter constitutes a notice that a violation(s) exists on the premises at
150 SOLANO PRADO, Coral Gables, FL 33156-2350

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 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, 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: Enclosed second floor balcony off of master bedroom and third-floor roof patio without a permit.

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

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 3/2/2024 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 305-441-3777, or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.


Kevin V. Laro
305-440-5388
kvlaro@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT.
WARNING

CALL INSPECTOR
Do not continue this **All work**
until corrections have been made and
inspected. Under penalty of the law,
DO NOT REMOVE THIS TAG.

Address: 150 Solano Prado/A
1/31/24 K. V. Laro
CITY OF CORAL GABLES INSPECTOR
BUSINESS CARD ON REVERSE SIDE
305-440-5388

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