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1447-26-1220

02-02-2024 09:53 AM

1447 Sienna Ave



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

9/12/2023 11:47:10 AM

Case #: NOVI-23-09-3220

Notice of Violation

9489 0090 0027 6516 2192 15

NOVI-23-09-3220

ORLANDO V MONTIEL

1447 SIENA AVE

CORAL GABLES, FL 33146

Folio #: 0341190070880

Dear Property Owner and/or Occupant:

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

1447 SIENA AVE, Coral Gables, FL 33146--1633

The violation(s) found was:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.
No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: **Extending back patio without a permit**

The following steps should be taken to correct the violation:

Comply with Section 14-202.8 **must obtain an after-the-fact Permit for extension of the back patio**

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.

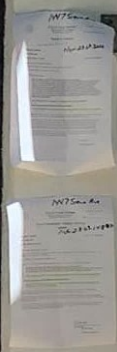
The Code Enforcement Division will re-inspect the property on 10/12/2023 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, 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 the Code Enforcement Hotline at 305-441-5777 or

305-460-5368

kviato@coralgables.com

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09-12-2023 12:08 PM

1447 Siena



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

9489 0090 0027 6516 8465 27



Need to search or
appeal your citation?

Summons to Appear

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

February 1, 2024

Case #: NOVI-23-09-3220

Folio: 0341190070880

The City of Coral Gables
vs

ORLANDO V MONTIEL
1447 SIENA AVE
CORAL GABLES, FL 33146

NOVI-23-09-3220

You, as the Owner and/or Occupant of the premises at:
1447 SIENA AVE

are in violation of the following sections of the City Code of the City of Coral Gables:

Section 14-202.8. Zoning permit.
No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

The following steps should be taken to correct the violation:

Remedy: Comply with Section 14-202.8 must obtain a after-the-fact Permit for extension of the back patio

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 2/14/2024 at 08:30 AM in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.