

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

Notice of Violation

October 25, 2023
ARTURAS KIZYTOVICIUS
24 PHOENETIA AVE
CORAL GABLES, FL 33134

Case # NC01-23-09-3247
Folio # 0341063001000

No VI-23-09.3247

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:
24 PHOENETIA AVE, Coral Gables, FL 33134-3408

The violation(s) found was:

Work without a Permit - Sec. 105-26, - Adoption of building, plumbing, electrical and related technical codes.
The exact 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. 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 1998, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23, Ord. No. 1852, § 1, 12-17-1977)

Code Enforcement Officer Comments: Installed solar panels on roof without approval and permit.

The following steps should be taken to correct the violation:
Must obtain approval and permit.

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 11-03-2023 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 officers 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 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 311 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables, FL 33134.

Signature: *[Signature]*
Inspector: 3007460-0325
mdegaetano@coralgables.com

24 Phoenetia

11-03-2023 12:14 PM