



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

01/31/2022

Case #: CE306330-120721

## Code Enforcement Violation Warning

**V & K INVESTMENTS INC**

**19368 SW 80 CT**

**cutler bay FL 33157**

**Folio #:**

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **1135 san pedro ave**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Violation(s):**

- **Zoning Code - Article 3, section 3-208. 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 Building Division. 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.**
- City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.**

**Code Enforcement Officer Comments: Exterior work/ deck/front porch area being worked on without a permits.**

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

**Remedy: Must obtain approval and permits for all of the exterior work/ deck/front porch area that is being worked on.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on **2/31/2022** to determine if corrective measures have been completed. If corrective measures have not been completed by **2/31/2022**, a Notice of Violation will be issued.

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 this notice pertains to failure to maintain a historic structure, please be advised that:**

- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**

- **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
- **the property will no longer qualify for an historic preservation tax exemption.**

Coral Gables ha merecido el título de “La Ciudad Bella” gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **2/31/2022** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **2/31/2022**, se emitirá un Aviso de Infracción.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:**
  - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**

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**Amparo Quintana**  
Code Enforcement Officer  
**305 569-1838**  
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