



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

04/04/2022

Case #: CE291682-030920

Notice of Violation

JOSE R TERCILLA JTRS
1520 VALENCIA AVE
CORAL GABLES FL 331342160

Folio #: 0341180021370

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 1520 VALENCIA AVE, Coral Gables, FL.

The violation(s) found was:

91 7108 2133 3932 7386 5036

Violations:

- City Code - Chapter 105. Minimum Housing.
City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: MIN - Roof, walls, walkway and sidewalk are all dirty with mold and/or mildew. Shutter on front East side is falling and in disrepair.
WWP - on East side door has not stairs (removed) windows are boarded up.

The following steps should be taken to correct the violation:

Remedy: Clean roof, walls, walkway and sidewalk.
Obtain permit for stair removal and remove boards from windows.

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 5/04/2022 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before 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 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.