



CITY OF CORAL GABLES
Code Enforcement Board
Enforcement Order

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August 22, 2024

The City Of Coral Gables

-vs-

EDUARDO C COSTA
4845 HAMMOCK LAKE DR
CORAL GABLES, FL 33156

Case #: NOVI-23-05-2223

Property Address:

4845 HAMMOCK LAKE DR

Folio: 0351060020240

This cause having come before the Code Enforcement Board for Hearing on 8/21/2024 9:00:00 AM, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

- **Zoning permit required -
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.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

Board Findings: Guilty 60 days to obtain permit / running fine of \$150 per day / \$108.75 administrative fee

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 10/20/2024, a fine of \$150 will be imposed for each day thereafter that any violation continues to exist.

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

5. Board Order Additional Information: Guilty 60 days to obtain permit / running fine of \$150 per day / \$108.75 administrative fee

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Kenneth Vilato

Code Enforcement Officer

305-460-5388

kvilato@coralgables.com


Code Enforcement Board Clerk