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Coral Gable
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CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE304381

Case #: CE304381-071621

08/05/2021

Code Enforcement Violation Warning

PABLO JOSE VALDES TRS PABLO JOSE VALDES REV TR
1224 ALMERIA AVE
CORAL GABLES FL 33134

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 1224 ALMERIA AVE, Coral Gables, FL.

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

Violation(s):

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

Code Enforcement Officer Comments: Removing and replacing exterior AC unit without permit.

The following steps should be taken to correct the violation:

Remedy: Must obtain after the fact permit for AC installation. Must speak with CG mechanical inspectors Manny Ribero or JP Pacheco.

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 9/5/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 9/5/2021, 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

Aug 5, 2021 at 12:00 PM
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CITY OF CORAL GABLES
Code Enforcement Violation Warning

Dear Mr. [Name]:

On [Date], a Code Enforcement Officer (CEO) conducted an inspection of your property at [Address]. The CEO observed the following violations of the City of Coral Gables Code:

- [Violation 1]
- [Violation 2]

You are hereby notified that you must correct these violations within [Timeframe]. If the violations are not corrected within the specified timeframe, the City of Coral Gables may take enforcement action, including the issuance of a Stop Work Order and/or a Stop Use Order, which may result in the suspension of your property's occupancy permit and/or the issuance of a Stop Work Order and/or a Stop Use Order, which may result in the suspension of your property's occupancy permit and/or the issuance of a Stop Work Order and/or a Stop Use Order.

If you have any questions regarding this violation, please contact the City of Coral Gables Code Enforcement Department at [Phone Number].

Sincerely,
City of Coral Gables Code Enforcement Department