



CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

1195 S. ALHAMBRA

Case # NOVI-23-12-4183

TOM PENNEKAMP  
1195 SOUTH ALHAMBRA CIR

Notice of Violation

91 7108 2133 3932 6930 3900

Folio #: 0341300080620

Dear Property Owner and/or Occupant: TOM PENNEKAMP

This letter constitutes a notice that a violation(s) exists on the premises at 1195 S ALHAMBRA CIR  
Coral Gables, FL.

The violation(s) found was:

**Violation(s):**  
Expired Building Permit - Sec. 105-26.  
EXPIRED PERMIT BL-21-08-7949 NEW DOCK

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

**Remedy:** Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/ asilio@coralgables.com or Development Services at 305-460-5245/ developmentsservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ jpino@coralgables.com

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 2/19/24 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:
  - 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.

NOVI 23 12 41 83

01-19-2024 10:51 AM