


Apr 18, 2022 at 10:38 AM


CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Billmore Way, Suite 100
 04/05/2022 Case #: CE302953-060121

Notice of Violation
 CARMEN ARCE & SALVADOR ARCE
 1510 GRANADA BLVD
 MIAMI FL 33134 Folio #: 034118002980 **CE302953**

Dear Property Owner and/or Occupant:
 This letter constitutes a notice that a violation(s) exists on the premises at **2516 Alhambra Cir.**, Coral Gables, FL.

The violation(s) found was: **2516 Alhambra**

Violations:
 • City Code - Chapter 106, section 106-23, F.B.C. - section 106.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: Expired permit BL-16-09-4763 ("Historic" replacement of windows (25) & doors (3) - bronze frame/low E glass) and work has not been finished in over one year.

The following steps should be taken to correct the violation:
Remedy: Must reactivate permit, call in for inspections and final permit out.

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 8/5/2022 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 persists 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.