



Code Enforcement Violation Warning

LUIS N PEREZ
ANYELIN MESA
2521 N GREENWAY DR
CORAL GABLES, FL 33134

Folio #: 03-4118-002-0530

Dear Property Owner and/or Occupant: LUIS N PEREZ ANYELIN MESA

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 2521 N GREENWAY DR, Coral Gables, FL.

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

Violation(s):

Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1.1- 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. Expired Permit#(s) BL16067443; EL16067446

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) & violation to close. If you require further assistance, please contact - Antonio Silio Ombudsman for Residents and Small Business Owners, asilio@coralgables.com / (305) 460-5206 or Development Services at building@coralgables.com / (305) 460-5245

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 4/14/22. If corrective measures have not been completed by 4/14/22, 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 agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba.