


Apr 8, 2021 at 1:06 PM

50
ALHAMBRA
PLAZA

 CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
407 Memorial Drive, Suite 100
Case # CE300051-021141

54962021
Notice of Violation **CE300051**

ASHFORD CORAL GABLES LP
14116 DALLAS HWY
DALLAS TX 75254
Phone #: 8583086013

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 50 ALHAMBRA PLZ, Coral Gables, FL.

The violation(s) found was: **50 Alhambra Plz**

Violations:

- City Code - Chapter 156, section 156-23, F.B.C. - section 156.4.1.1. If work has commenced and the permit is revoked, because work was not started or stopped because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.
- Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.

Code Enforcement Officer Comments: Expired permits include: BL-19-11-0118 (Interior alterations) BL-19-05-0348 (pool renovations), EL-19-05-0883 (tree the storm system) ME-13-06-1913 (air change-out) and ME-19-05-3360 (replace air handlers). Work has not been finalized in one a year after commencement for ME-13-06-1913 and ME-19-05-3360.

The following steps should be taken to correct the violation:

Remedy: Obtain necessary permits, call in for inspection and final permits, and

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 04/08/2021 to determine if correction 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 to 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.