



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

8

04/6/2021

Case #: CE301304-032921

Code Enforcement Violation Warning

ACQ CE 301 304
 posted: 4/7/2021
 SBS Arvida Pkwy
 Folio #: 0351050020030

JOSE ALBERTO ESPINOSA
 MARIA ELENA ESPINOSA
 585 ARVIDA PKWY
 CORAL GABLES FL 33156

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 585 ARVIDA PKWY, 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 105-23, F.B.C. - section 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.**
- **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: Permit is expired. I.E 06010376 for BALCONY (533 SF), SUN DECK (615 SF), INT. TILE, RAILINGS and for METAL FENCE W/ GATES, GENERAL REPAIRS.

Permits are open for longer than one year. I.E 06010376 for BALCONY (533 SF), SUN DECK (615 SF), INT. TILE, RAILINGS and for METAL FENCE W/ GATES, GENERAL REPAIRS.

The following steps should be taken to correct the violation:

Remedy: Must reactivate permits, call in for inspections and final perms out.

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 5/6/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/6/2021, 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: