



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

03/27/2018

Case #: CE276581-032618

Code Enforcement Violation Warning

JUWAN A HOWARD TRS
9440 OLD CUTLER LANE

CORAL GABLES FL 33156

Folio #: 0351060220140

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 **9440 OLD CUTLER LN**, 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: Expired permit(s) BL15010698, EL15011019, PL15010871 & PL16047301. No construction activity, full complement of workmen or inspections have been conducted at which time evidence that work is not proceeding and/or progressing at the jobsite.

The following steps should be taken to correct the violation:

Remedy: Must re-activate permit(s). Construction activity needs to re-commence and be in active progress with a full complement of workmen and equipment present at the site in order to complete all work necessary and call for required inspections.

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 **4/27/2018** to determine if corrective measures have been completed. If corrective measures have not been completed by **4/27/2018**, a Notice of Violation will be issued.

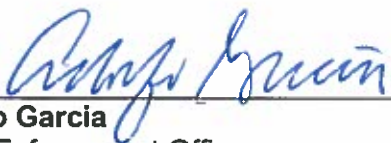
The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

(over)

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.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **4/27/2018** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **4/27/2018**, se emitirá un Aviso de Infracción.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



Adolfo Garcia
Code Enforcement Officer
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