



# CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: NOVI-22-03-0096

## Code Enforcement Violation Warning

UNIVERSITY SHOPPING  
CENTER LLP  
2875 NE 191 ST 605 AVENTURA,  
FL 33180

Folio #: **03-4130-004-0010**

Dear Property Owner and/or Occupant: **UNIVERSITY SHOPPING CENTER LL**

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 1250 S DIXIE HWY 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) ME15020741)

### 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 for the permit(s) & violation to close. Should you require further assistance, please contact Jorge Pino/Mobile Permit Coordinator - [jpino@coralgables.com](mailto:jpino@coralgables.com) / (305) 460-5272 or Development Services at [building@coralgables.com](mailto: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 4/4/22 determine if corrective measures have been completed. If corrective measures have not been completed by 4/4/22 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.

La División del Cumplimiento del Código re-inspeccionará la propiedad el 4/4/22 para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el 4/4/22 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.

**Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:**

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:
  - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
  - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.****

*Antoine Loar*

---

**Antoine Loar**

Code Enforcement Officer  
**aloar@coralgables.com**  
**(305) 733-0274**