



December 9, 2022  
9:15 AM

Edit



City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100

12/7/2022 2:38:48 PM  
Case #NOV1-22-07-1054

Notice of Violation

13 7104 2133 3532 5947 6742

PEDRO PALFONSO TRS  
87 CAMPINA CT  
MIAMI, FL 33154

NOV1-22-07-1054  
87 Campina Ct.

Folio #: 0341030500050

Dear Property Owner and/or Occupant:  
This letter constitutes a notice that a violation(s) exists on the premises at:  
87 CAMPINA CT, Coral Gables, FL 33134-1811

The violation(s) found was:

Expired Building Permit - Sec. 165-26 - Adoption of building, plumbing, electrical and related building codes.  
The above building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7 Florida Building Code 195.6.1.1. 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.  
(Code 195B, § 9-1, Code 199F, § 6-2), Code 200K, § 195-23, Ord. No. 1052, § 1, 12-17-1997)

Code Enforcement Officer Comments: EXPIRED PERMIT: BL-17-11-2475  
TYPE OF WORK: BLDG PERMIT CHANGE OF CONTRACTOR - INCLUDEME --- 1 STORY ADDITION  
SIMPLIFIED --- COV TERM, REPLACE WINDOWS & DOORS, STEPS, RAILING  
EXPIRED: 10/12/2021

The following steps should be taken to correct the violation:

Please refrain re-occupy the property in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact: Admin. Staff at 305-469-5209 or [help@coralgables.com](mailto:help@coralgables.com) or Development Services at 305-469-5245 or [help@coralgables.com](mailto:help@coralgables.com)

The regulations enforced by the City have been adopted in order to protect the public and ensure 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 10/5/23 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens hearing 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.

Drew Sheppard  
305-469-5238  
[sheppard@coralgables.com](mailto:sheppard@coralgables.com)

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