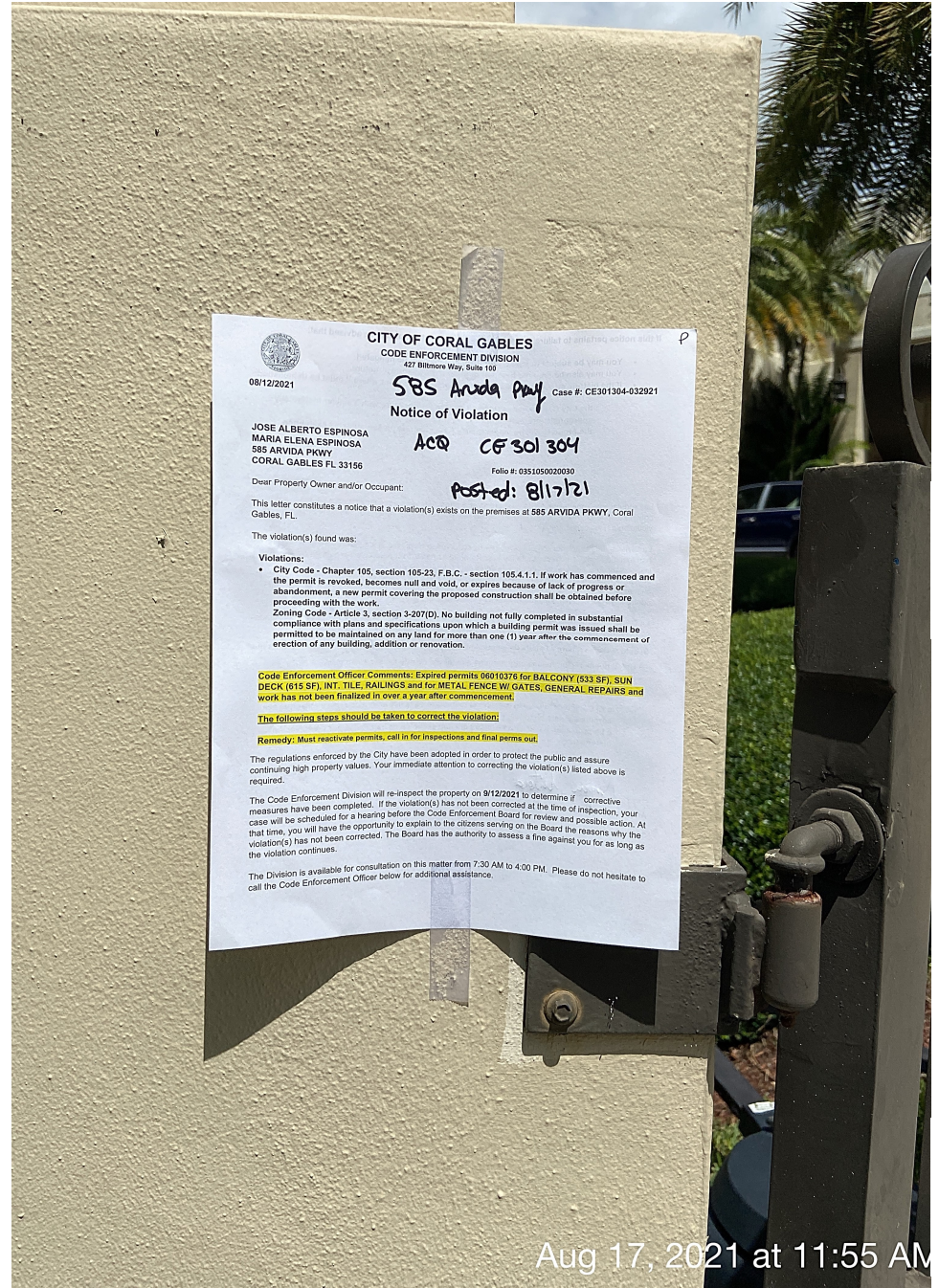


Aug 17, 2021 at 11:55 AM



Aug 17, 2021 at 11:55 AM

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

08/12/2021

SBS Arvida Pkwy Case #: CE301304-032921

Notice of Violation

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

Acq CF 301 304

Folio #: 0351050020030

Dear Property Owner and/or Occupant:
Posted: 8/17/21

This letter constitutes a notice that a violation(s) exists on the premises at 585 ARVIDA PKWY, Coral Gables, FL.

The violation(s) found was:

Violations:
a. 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 permits 06010376 for BALCONY (533 SF), SUN DECK (615 SF), INT. TILE, RAILINGS and for METAL FENCE W/ GATES, GENERAL REPAIRS and work has not been finalized in over a year after commencement.

The following steps should be taken to correct the violation:

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

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 9/12/2021 to determine if corrective 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 for 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 Office for additional assistance.

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CODE ENFORCEMENT DIVISION
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