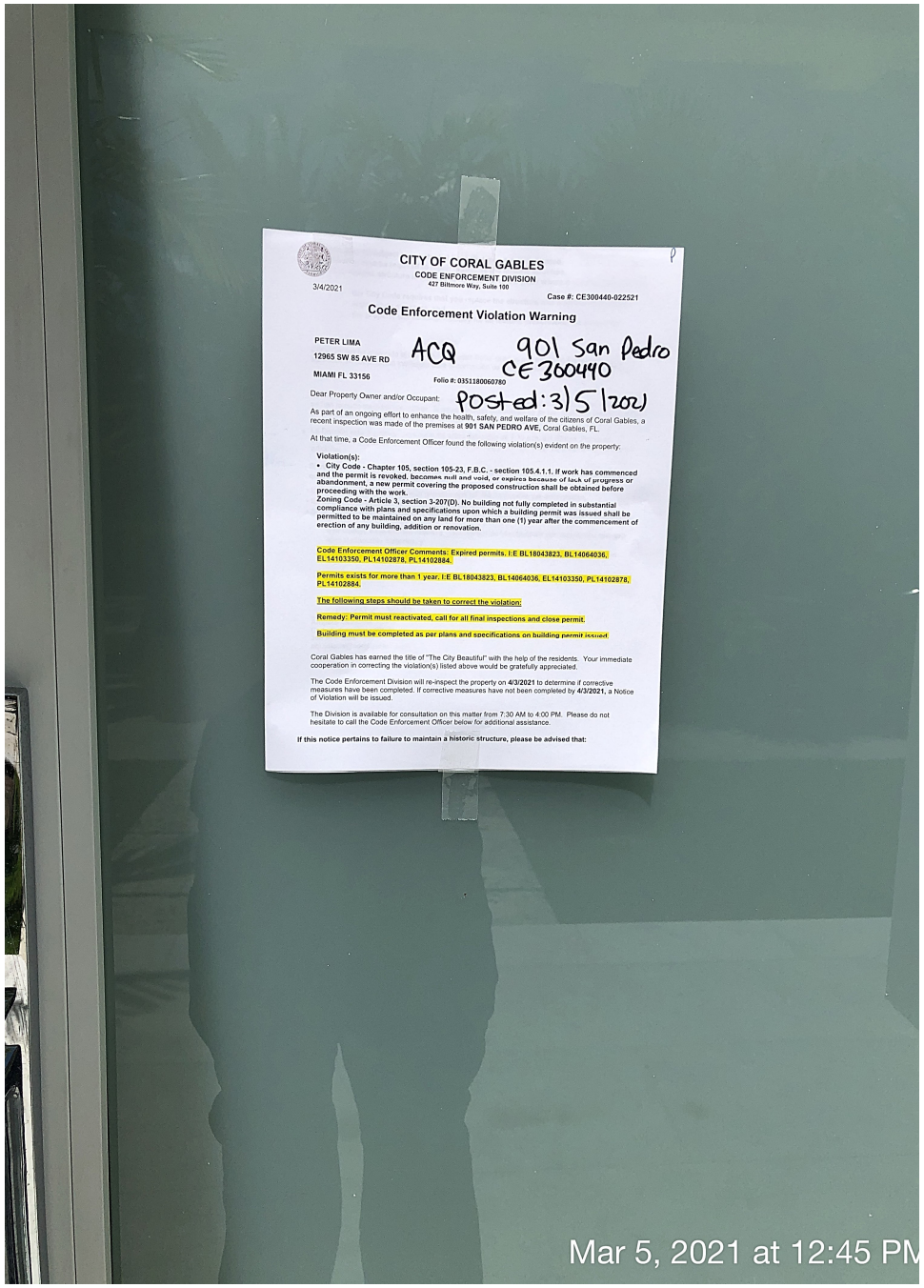

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

3/4/2021

Case #: CE300440-022521

Code Enforcement Violation Warning

PETER LIMA
12965 SW 85 AVE RD
MIAMI FL 33156

ACQ 901 San Pedro
CE 300440

Folio #: 0351180060780

Posted: 3/5/2021

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 **901 SAN PEDRO AVE,** 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 permits. I.E BL18043823, BL14064036, EL14103350, PL14102878, PL14102884.

Permits exists for more than 1 year. I.E BL18043823, BL14064036, EL14103350, PL14102878, PL14102884.

The following steps should be taken to correct the violation:

Remedy: Permit must reactivated, call for all final inspections and close permit.

Building must be completed as per plans and specifications on building permit issued.

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 **4/3/2021** to determine if corrective measures have been completed. If corrective measures have not been completed by **4/3/2021**, 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:

Mar 5, 2021 at 12:45 PM

Mar 5, 2021 at 12:45 PM