



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

02-11-2025 01:43 PM

Code Enforcement Violation Warning

February 10, 2025

JOSE L BENITEZ &W ALICIA  
431 SAN SERVANDO  
CORAL GABLES, FL 33143-6320

Case #NOVI-25-02-8901  
Folio #: 0341320050324

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 to the premises at:

431 SAN SERVANDO AVE, Coral Gables, FL 33143-6320

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.**  
The state 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 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

**Code Enforcement Officer Comments: Expired permit BLDR-21-09-0141**  
**New windows and doors**

**The following steps should be taken to correct the violation:**  
**Apply for permit renewal and obtain final 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 3/13/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/13/2025, a Notice of Violation and/or citation 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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

NOVI 2502 8901

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