



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

CE 301304

10/07/2021

AOC

51 7108 2133 3732 4521 7782

Summons to Appear

The City of Coral Gables

vs

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

Case #: CE301304-032921

Folio #: 0351050020030

posted: 10/11/21

585 Arvida

You, as the Owner and/or Occupant of the premises at:
585 ARVIDA PKWY GABLES ESTS NO 3 PB 65-66
CORAL GABLES, FL 33134,
are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral

Gables by:

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 and the 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.

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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 10/20/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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.
- If the historic structure is allowed to deteriorate to the point where it must be demolished.

CE 501304
10/17/2021

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
Community Planning Department

Summons to Appear

Case # CDE13M-03291
Case # 1011121
Case # 585 Aruda
Case # 0317002030

YOU, the Owner of the described premises, are hereby summoned to appear at the following meeting and be subject to Section 141.102 of the City Code of the City of Coral Gables.

City Code, Chapter 145, Section 145-23.7, B.C., Section 145-4.5. If work has commenced on the premises, you are hereby notified that you have violated the City Code and are liable for the penalty of a fine of up to \$1,000 per day for each day of progress or abandonment, plus the cost of the work. The City of Coral Gables reserves the right to enforce the provisions of this Code by stopping all work until such time as you have obtained the necessary permits, a site plan and approved construction plan which is subject to the review and approval of the Code Enforcement Division.

YOU, the Owner of the described premises, are hereby notified that you have violated the City Code of Coral Gables, Chapter 145, Section 145-23.7, B.C., Section 145-4.5, by failing to obtain the necessary permits, a site plan and approved construction plan which is subject to the review and approval of the Code Enforcement Division.

The following items should be made to correct the violations:

Remedy: Halt construction, call in for inspections and fix them out.

This is your notice to appear as a Defendant before the City of Coral Gables Code Enforcement Board. If you do not appear at the meeting, you will be deemed to have waived your right to be heard in defense. An administrative fee of \$100.00 will be assessed at the time of your appearance being held in lieu of cash. The City of Coral Gables reserves the right to enforce the provisions of this Code by stopping all work until such time as you have obtained the necessary permits, a site plan and approved construction plan which is subject to the review and approval of the Code Enforcement Division.

City of Coral Gables
City Planning and Code Enforcement Division

YOU may be held in contempt of court if you fail to appear at the meeting.

- You may need the signature of the City Code Enforcement Director.
- You may need the signature of the City Code Enforcement Director.

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