



# CITY OF CORAL GABLES

## Code Enforcement Board Enforcement Order

The City of Coral Gables

10/20/2021

-VS-

Case #: CE301304-032921

**JOSE ALBERTO ESPINOSA  
585 ARVIDA PKWY  
CORAL GABLES FL 33156**

**Address of Violation(s):  
585 ARVIDA PKWY**

Folio #: 0351050020030

This cause having come before the Code Enforcement Board for Hearing on 10/20/2021, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

### FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

#### Violations:

- **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.**
  1. The Respondent(s) shall pay administrative costs of **\$108.75**.
  2. The Respondent(s) shall correct the violation/s.
  3. If the violation(s) are not corrected by **11/1/2021**, a fine of **\$0.00** will be imposed for each day thereafter that any violation continues to exist.
  4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Miami-Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real and personal property of the violator.
- **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.**

### CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing:

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Amparo Quintana, 305 569-1838/ [aquintana@coralgables.com](mailto:aquintana@coralgables.com)**, who will inspect the property and verify either compliance or non-compliance.

## CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

- 1.El Demandado(s) deberá pagar los gastos administrativos de \$108.75.
- 2.El Demandado(s) deberá corregir la violación.
- 3.Si la violación(es) no son corregidas antes de **11/1/2021**, una multa de **\$0.00** se impondrá cada día después de que continúe cualquiera violación.
- 4.Si el Demandado(s) no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) y sobre cualquier propiedad personal del infractor.**

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código **Amparo Quintana, 305 569-1838/ [aquintana@coralgables.com](mailto:aquintana@coralgables.com)**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.

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Ivonne Cutie, Clerk  
Code Enforcement Board