


Feb 17, 2021 at 11:49 AM

50
ALHAMBRA
PLAZA


CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
407 Broward Way Suite 100
Case # CE20007-02151

02/17/2021 ce300057

Code Enforcement Violation Warning

ASHFORD CORAL GABLES LP
 14185 DALLAS PKWY
 DALLAS TX 75254 2-17-21

Dear Property Owner and/or Occupant: File # 03110000010
50 Alhambra Plz

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 50 ALHAMBRA PLZ, 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 exist: BL-19-11-4119 (Interior alterations) BL-19-05-5346 (pool renovation), EL-16-09-6676 (new fire alarm system) ME-13-06-1913 (air change-out) and ME-19-02-3249 (replace air handlers). Work has not been finalized in over a year after commencement for ME-13-06-1913 and ME-19-02-3249.

The following steps should be taken to correct the violation:
Remedy: Must reactivate permits, call in for inspection and final permits out.

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 3/09/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/09/2021, 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:

- You may be subject to substantial fines that may not be mitigated.
- You may also be required to repair or restore the historic structure.