



537 SAN ESTEBAN AVE
CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

06/11/2020 Case #: CE294347-061020

Code Enforcement Violation Warning

JOHN W CROSS IV
537 SAN ESTEBAN AVE
CORAL GABLES FL 33146
Folio #: 0341200221850
6/11/2020

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 **537 SAN ESTEBAN AVE**, Coral Gables, FL.

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

- Violation(s):**
- **Zoning Code - Article 3, section 3-207 & 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.**

City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments:

- **Garage enclosure/alteration without a permit.**
- **Installation of new driveway without permit.**
- **Installation of new patio without permit.**

The following steps should be taken to correct the violation:

Remedy: Must obtain "After the fact" permits for all work performed or restore to original state.

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 **7/11/2020** to determine if corrective measures have been completed. If corrective measures have not been completed by **7/11/2020**, 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.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:

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