City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

SCAN ME
Need to search or appeal your citation?

Notice of Violation

September 4, 2025

Case #:NOVI-25-09-11553

Folio #: 0351180060930

ARNOUT LIJESEN
10 ARAGON AVE 1505
CORAL GABLES, FL 33134

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

916 SAN PEDRO AVE, Coral Gables, FL 33156-6364

The violation(s) found was:

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 POSP-23-10-0407 New Pool & New Deck

<u>The following steps should be taken to correct the violation:</u>

Please renew/ re-activate the permit(s)in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. if you require further assistance, please contact please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 10/4/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vilato, Kenneth
305-460-5388

kvilato@coralgables.com