



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

10/29/2018

Case #: CE281513-102618

Code Enforcement Violation Warning

PROPERTIES 4 US INC

**3127 PONCE DE LEON BOULEVARD
CORAL GABLES FL 33134**

Folio #:

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 **4800 LE JEUNE RD**, 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: Permits BL-16-05-6522 Interior Renovations, BL-16-06-6488 Windows and Doors are expired and have been open more than one year.

The following steps should be taken to correct the violation:

Remedy: Need to reactivate permits, call for inspections and close out the permits. Need to close out all permits that have exited more than one year.

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 **11/26/2018** to determine if corrective measures have been completed. If corrective measures have not been completed by **11/26/2018**, 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:**

- **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
- **the property will no longer qualify for an historic preservation tax exemption.**

○ Coral Gables ha merecido el título de "La Ciudad Bella" gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **11/26/2018** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **11/26/2018**, se emitirá un Aviso de Infracción.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

Terri Sheppard

Code Enforcement Officer

305 460-5239

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