

Feb 19, 2021 at 1:34:21 PM
Edgewater Dr

2-19-2021
CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
Case #: CE300239-021721

EXP
Code Enforcement Violation Warning
6855 E EDGEWATER DR
Folio #: 0341290480001

THE CAPIN GROUP INC.
%BARBARA FANDINO-CAPIN
7787 NW 146TH STREET
MIAMI LAKES, FL 33016

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 6855 EAST EDGEWATER DR., 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.

Code Enforcement Officer Comments: EXPIRED PERMIT BL20066473- TOTAL BUILDING RENOVATIONS: WINDOWS/ DOORS/ BALCONIES/ WALKWAYS/ PARKING LOT/ LANDSCAPING/ NEW BIKE RACK/ FENCE & GATE

The following steps should be taken to correct the violation:

Remedy: MUST REACTIVATE PERMIT(S) AND PASS ALL INSPECTIONS TO CLOSE PERMIT(S).

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 3/20/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/20/2021, 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.

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) violacion(es) mencionadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el 3/20/2021 para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el 3/20/2021, se emitirá un Aviso de Infracción.

GL 2-19-2021
CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
Case #: CE300239-021721

EXP
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6855 E. EDGEWATER DRIVE
Folio #: 0341290480001

EDGEWATER EAST CONDO APTS II
7787 NW 146TH STREET
MIAMI LAKES FL 33016

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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.