



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

7020 3160 0001 1021 8505

04/24/2021

Case #: CE299889-020421

Notice of Violation

BROWN, B. MACKAY ESQ.
c/o Orion Investment
200 So. Biscayne Blvd
7th Floor
Miami, FL 33131

Folio #: 0341300090720

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1500 S DIXIE HWY**, Coral Gables, FL.

The violation(s) found was:

Violations:

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

Code Enforcement Officer Comments: -Worked performed without a permit,

-Building not compliant.

-Expired permits.

***BL18012047 Expired Permit (Caulk Exterior Windows)**

***BL16046482 Expired Permit (Commercial Interior/Exterior Alterations-ADA Repairs & Upgrades**

BANK OF AMERICA

The following steps should be taken to correct the violation:

Remedy: -Obtain necessary approval and permit(s).

-Building must complete as per plans and specifications upon which the building permit(s) was issued.

-Renew expired permit(s) or obtain a new permit(s) and obtain all required inspections.

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 **5/24/2021** to determine if corrective measures have been completed. If the violation(s) has not been corrected 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.

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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **5/24/2021** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

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.



Gerardo Roman
Code Enforcement Officer
305 569-1821
groman@coralgables.com