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CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

09/17/2018

Case #: CE280501-091718

Code Enforcement Violation Warning

750 San
Juan Dr.

PAUL DI CAPUA & DEBORAH DI CAPUA
750 SAN JUAN DR

CORAL GABLES FL 33143

Folio #: 03-4132-002-0120

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 **750 SAN JUAN DR**, 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 3-208. 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.**

Code Enforcement Officer Comments: EXT Violation ZN Article 3, Section 3-208 (I.E. Gas tank installed on side of property without approval and permit.)

The following steps should be taken to correct the violation:

Remedy: Must provide or seek all necessary permits and inspections for installation of gas tank on side of property.

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 **10/18/2018** to determine if corrective measures have been completed. If corrective measures have not been completed by **10/18/2018**, 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. 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 **10/18/2018** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **10/18/2018**, 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.


Joseph Paz
Code Enforcement Officer
305 476-7201
jpaz2@coralgables.com

9/17/2018

CE280501

Sep 17, 2018 at 3:13:24 PM

Coral Gables

3P

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Case #: CE280801-091718

09/17/2018

Code Enforcement Violation Warning

PAUL DI CAPIUA & DEBORAH DI CAPIUA
750 SAN JUAN DR
CORAL GABLES FL 33143

Folio #: 03-4132-002-0120

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 **750 San Juan Dr.**

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

Violation(s):

- Zoning Code - Article 3, section 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.

Code Enforcement Officer Comments: EXT Violation 2N Article 3, Section 3-208 (I.E. Gas tank installed on side of property without approval and permit.)

The following steps should be taken to correct the violation:
Remedy: Must provide or seek all necessary permits and inspections for installation of gas tank on side of property.

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 10/18/2018 to determine if corrective measures have been completed. If corrective measures have not been completed by 10/18/2018, 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.

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) mencionada(s) arriba. La División del Cumplimiento del Código re-inspeccionará la propiedad el 10/18/2018 para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el 10/18/2018, 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 cualquier asistencia adicional.

Joseph Paz
Code Enforcement Officer
305-476-7201
jpaz2@coralgables.com

9/17/2018

CE280801

750

JP



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

11/06/2018

Case #: CE280501-091718

Notice of Violation

750 San
Juan Dr.

PAUL DI CAPUA & DEBORAH DI CAPUA
750 SAN JUAN DR
CORAL GABLES FL 33143

Folio #: 03-4132-002-0120

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 750 SAN JUAN DR,
Coral Gables, FL.

The violation(s) found was:

Violations:

- **Zoning Code - Article 3, section 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.**

Code Enforcement Officer Comments: EXT Violation ZN Article 3, Section 3-208 (I.E. Gas tank installed on side of property without approval and permit.)

The following steps should be taken to correct the violation:

Remedy: Must provide or seek all necessary permits and inspections for installation of gas tank on side of property.

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 12/6/2018 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 scheduled for a hearing before 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.

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.

11/6/2018

CE280501

Nov 6, 2018 at 10:03:02 AM
Coral Gables

5P

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Brickwood Way, Suite 100

Case #: CE280501-091718

11/06/2018

Notice of Violation *750 San Juan Dr.*

PAUL DI CAPUA & DEBORAH DI CAPUA
750 SAN JUAN DR.
CORAL GABLES FL 33143

Folio #: 03-4133-002-0120

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 750 SAN JUAN DR, Coral Gables, FL.

The violation(s) found was:

Violations:

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

Code Enforcement Officer Comments: EXT Violation 2N Article 3, Section 3-208 (I.E. Gas tank installed on side of property without approval and permit.)

The following steps should be taken to correct the violation:

Remedy: Must provide or seek all necessary permits and inspections for installation of gas tank on side of property.

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 12/06/2018 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 scheduled for a hearing before 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.

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.

11/6/2018 **CE280501**

750

JP



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE280501

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

01/30/2019

7017 2680 0000 9871 9641

Summons to Appear

The City of Coral Gables
vs
PAUL DI CAPUA & DEBORAH DI CAPUA
750 SAN JUAN DR
CORAL GABLES FL 33143

Case #: CE280501-091718

Folio #: 03-4132-002-0120

750 San Juan

You, as the Owner and/or Occupant of the premises at:
750 SAN JUAN DR
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

Zoning Code - Article 3, section 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.

Gas tank installed on side of property without approval and permit.

The following steps should be taken to correct the violation:

Remedy: Must provide or seek all necessary permits and inspections for installation of gas tank on side of property.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 2/20/2019 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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:

2/5/2018

Feb 5, 2019 at 1:47:03 PM
Coral Gables

CITY OF CORAL GABLES *CeROS01*
CODE ENFORCEMENT DIVISION
1155 GARDNER BLVD, SUITE 200
CORAL GABLES, FL 33134
TEL: 305.345.3000 FAX: 305.345.3000

Summons to Appear

Case # CEM2019-00174

750 San Juan

2/5/2019

This is a notice to appear in court and/or to appear in person before the Code Enforcement Board. Failure to do so will result in the matter being heard in absentia. The consequences for not doing so will be determined at the time of your hearing.

Please do not attempt to contact the Code Enforcement Board or its staff. If you have any questions, please contact the Code Enforcement Board at 305.345.3000.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to additional fines that may not be mitigated.
- You may be subject to legal or other consequences.
- If the historic structure is allowed to deteriorate to the point where it must be demolished.

750