

Sunrise Terr
Tuesday, June 15, 2021 at 5:15 PM

6.15.21

CE 302495



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

CE NOV

Case #: CE302495-051421

06/15/2021

Notice of Violation

(WWR)

6956 SUNRISE TERRACE

YAHYA T KOITA & W SAIDA
6956 SUNRISE TERR
CORAL GABLES FL 331337032

Folio #: 0341290410810

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **6956 SUNRISE TER,** Coral Gables, FL.

The violation(s) found was:

Violations:

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

Code Enforcement Officer Comments: Installed concrete driveway with artificial grass.

Sunrise Terr
Tuesday, June 15, 2021 at 5:17 PM

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5
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GA 6.15.21

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

CE 302 495



06/15/2021

CE NOV

Case #: CE302495-051421

Notice of Violation

(WHP)

6956 SUNRISE TERRACE

Folio #: 0341290410810

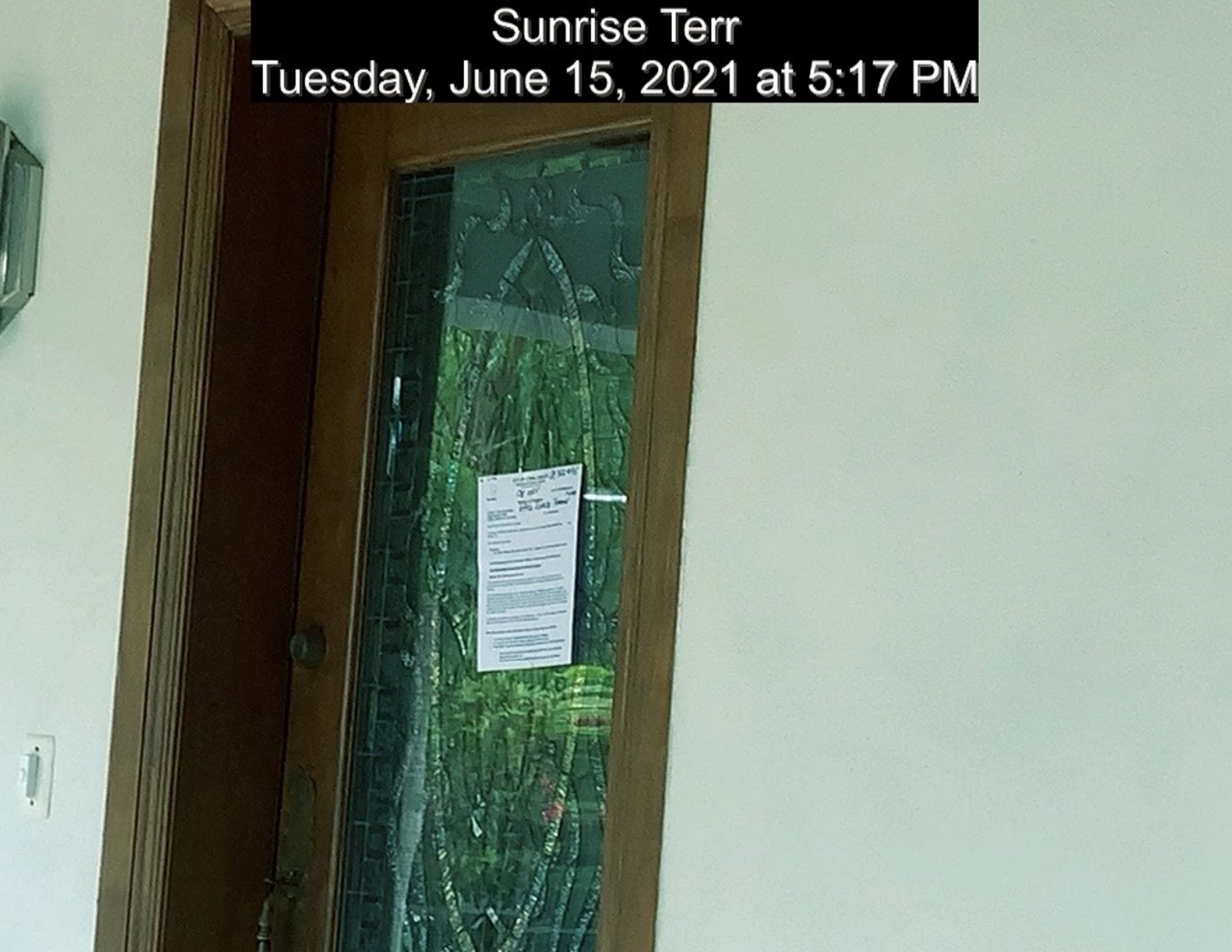
YAHYA T KOITA & W SAIDA
6956 SUNRISE TERR
CORAL GABLES FL 331337032

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 6956 SUNRISE TER, Coral Gables, FL.

Sunrise Terr

Tuesday, June 15, 2021 at 5:17 PM



CA 3.3.22

~~CORAL GABLES~~

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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

03/01/2022

41 7108 2133 3432 6525 3661

Summons to Appear

The City of Coral Gables
vs
YAHYA T KOITA & W SAIDA
6956 SUNRISE TERR
CORAL GABLES FL 331337032

6956 SUNRISE

TERR

Case #: CE302495-051421

Folio #: 0341290410810

CEB
3.16.22

You, as the Owner and/or Occupant of the premises at:
6956 SUNRISE TERR LOT 61
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:

City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.
Installed concrete driveway with artificial grass.

The following steps should be taken to correct the violation:

Remedy: Must obtain approval and permit.

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 3/16/2022 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:
 - 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.

Mar 3, 2022 at 1:59 PM



6956

Mar 3, 2022 at 1:59 PM

GC 3.3.2 **CORAL GABLES**
CODE ENFORCEMENT DIVISION
427 Billmore Way, Suite 100

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

03/01/2022
FL 7106 2133 3932 6525 3641

Summons to Appear

CASE SUNRISE TER

Case #: CE302495-051421
Folio #: 0341290410810

The City of Coral Gables
vs.
YAHYA T KOITA & W SAIDA
6956 SUNRISE TERR
CORAL GABLES FL 331337032

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Mar 3, 2022 at 1:59 PM

Sunrise Terr
Friday, May 14, 2021 at 4:52 PM

GR 5-14-21



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

477 Biltmore Way, Suite 100

05/14/2021

Case #: CE302495-051421

CE VIO
Code Enforcement Violation Warning (W/WP)

YAHYA T KOITA & W SAIDA

6956 SUNRISE TERR

6956 SUNRISE TERRACE

CORAL GABLES FL 331337032

Folio #: 0341290410810

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 6956 SUNRISE TER, 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 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: Installed concrete driveway with artificial grass.

The following steps should be taken to correct the violation:

Remedy: Must obtain approval and permit.

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 6/14/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 6/14/2021, 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.

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.
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GR 5-14-21



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

05/14/2021

CEVD

Case #: CE302495-051421

Code Enforcement Violation Warning (WWP)

YAHYA T KOITA & W SAIDA
6956 SUNRISE TERR

6956 SUNRISE TERRACE

CORAL GABLES FL 331337032

Folio #: 0341290410810

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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.

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Friday, May 14, 2021 at 4:53 PM

GR 5-14-21



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

477 Biltmore Way, Suite 100

Case #: CE302495-051421

05/14/2021

CE VIO
Code Enforcement Violation Warning

(WWP)

YAHYA T KOITA & W SAIDA
6956 SUNRISE TERR

6956 SUNRISE TERRACE

CORAL GABLES FL 331337032

Folio #: 0341290410810

Dear Property Owner and/or Occupant:

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

Violation(s):

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

Code Enforcement Officer Comments: Installed concrete driveway with artificial grass.

The following steps should be taken to correct the violation:

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GA 6.15.21

 CITY OF CORAL GABLES CE 302495
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

06/16/2021 CE NOV Case #: CE302495-051421
(WMP)

Notice of Violation
6956 SUNRISE TERRACE

YAHYA T KOITA & W SAIDA
8956 SUNRISE TERR
CORAL GABLES FL 331337032 Folio #: 0341290410810

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 8956 SUNRISE TER, Coral Gables, FL

The violation(s) found was:

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

Code Enforcement Officer Comments: Installed concrete driveway with artificial grass.

The following steps should be taken to correct the violation:
Remedy: Must obtain approval and permit.

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 7/14/2021 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 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.

