

Aug 29, 2020 at 10:44:10 AM
Riviera Dr

8.29.2020



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

08/28/2020

Case #: CE296323-082820

CE 170

Code Enforcement Violation Warning

CE 296323

6345 RIVIERA LLC

395 ALHAMBRA CIR STE 301

CORAL GABLES FL 33134

Folio #: 03-4129-028-1270

6345 RIVIERA DRIVE

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 6345 RIVIERA 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 105-26, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: WORKED BEING PERFORMED ON PROPERTY WITHOUT APPROVAL OR PERMIT(S). (ie. WOOD DECK AND TILING)

The following steps should be taken to correct the violation:

Remedy: MUST OBTAIN NECESSARY APPROVAL OR PERMITS FOR THE WORK DONE.

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 9/28/2020 to determine if corrective measures have been completed. If corrective measures have not been completed by 9/28/2020, 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 B... da de los residentes. Se

Oct 3, 2020 at 2:29:56 PM
Riviera Dr

10.3.2020

(WWP)

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

10/03/2020

CE NOV

Case #: CE296323-082820

Notice of Violation CE 296 323

6345 RIVIERA LLC
395 ALHAMBRA CIR STE 301
CORAL GABLES FL 33134

Folio #: 03-4179-028-1270

6345 RIVIERA DRIVE

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 6345 RIVIERA DR, 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: WORKED BEING PERFORMED ON PROPERTY WITHOUT APPROVAL OR PERMIT(S). (i.e. WOOD DECK AND TILING)

The following steps should be taken to correct the violation:

Remedy: MUST OBTAIN NECESSARY APPROVAL OR PERMITS FOR THE WORK DONE.

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 10/28/2020 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.
- 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.

GE

2.4.22

CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

CE 296323

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

01/25/2022

91 7108 2133 3932 4525 5609

Summons to Appear

(WWP)

CEB 2.16.22

Case #: CE296323-082820

The City of Coral Gables
VS
6345 RIVIERA LLC
395 ALHAMBRA CIR STE 301
CORAL GABLES FL 33134

Folio #: 03-4129-028-1270

6345 RIVIERA DRIVE

You, as the Owner and/or Occupant of the premises at:

6345 RIVIERA 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:

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

WORKED BEING PERFORMED ON PROPERTY WITHOUT APPROVAL OR PERMIT(S). (ie. WOOD DECK AND TILING)

The following steps should be taken to correct the violation:

Remedy: MUST OBTAIN NECESSARY APPROVAL OR PERMITS FOR THE WORK DONE.

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 2/16/2022 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.