



WARNING
If you are not the owner of this property, please inform the owner of this notice. If you are the owner, please contact the City of Coral Gables at 305-460-5300. If you are not the owner, please contact the City of Coral Gables at 305-460-5300. If you are not the owner, please contact the City of Coral Gables at 305-460-5300. If you are not the owner, please contact the City of Coral Gables at 305-460-5300.

500 Ardon Pkwy
City of Coral Gables
Notice of Violation
Date: 02-07-2024
Time: 2:40:50 PM
The City of Coral Gables is hereby notifying you that a violation of the City Code has been observed at the above address. The violation is as follows: [illegible text]
You are hereby notified that you have 30 days from the date of this notice to correct the violation. If the violation is not corrected within the 30-day period, the City of Coral Gables may take action to enforce the City Code, which may include the issuance of a fine or the initiation of legal proceedings.

02-08-2024 03:32 PM

500 ARVIDA PKWY



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or
appeal your citation?

9489 0090 0027 6516 8265 81

Notice of Violation

February 8, 2024

500 AVD LLC
500 ARVIDA PKWY
CORAL GABLES, FL 33156

NOVI 24-02

Case #: NOVI-24-02-5023

Folio #: 0351050020180

5023

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:
500 ARVIDA PKWY, Coral Gables, FL 33156---2321

The violation(s) found was:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.
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 Development Services Department. 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 in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Renovating seawall at the rear of property without of a permit.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8 Red tagged. Must obtain after the fact permit for seawall renovation before work continues

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 3/8/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed 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 or the Code Enforcement Hot-line at 305-441-5777, or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

DeVito

Vilato, Kenneth
305-460-5388

kvilato@coralgables.com

02-08-2024 03:00 PM



500 Brown Ave
Hwy 90
P.O. Box

02-08-2024 03:00 PM

300 ARVIDA PKWY

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



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500 AVD LLC
500 ARVIDA PKWY
CORAL GABLES, FL 33156

Folio #: 0351050020180

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Novi - 24-02-5023

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Code Enforcement Officer Comments: Installing boat lift at rear of property without a permit.
Dropped metal I beams into water.


The following steps should be taken to correct the violation:

Comply with Section 14-202.8 Red tagged. Must obtain after the fact permit for boat lift before work continues

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Vilato, Kevan

305-460-5388

kvilato@coralgables.com

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