

CE 10.21.21



CITY OF CORAL GABLES CE 300239
CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100
7018 3090 0001 8299 9842

10/21/2021

NDR

Case #: CE300239-021721

Notice of Violation

THE CAPIN GROUP INC.
%BARBARA FANDING-CAPIN
7787 NW 146TH STREET
MIAMI LAKES, FL 33016

CE 10.21.21



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Notice of Violation

EDGEWATER EAST CONDO APTS II
7787 NW 146TH STREET
MIAMI LAKES FL 33016
6855 E. EDGEWATER DR.

Folio #: 0341290480001

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **6855 EAST EDGEWATER DR.**, 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.

Code Enforcement Officer Comments: EXPIRED PERMIT BL20066473- TOTAL BUILDING RENOVATIONS: WINDOWS/ DOORS/ BALCONIES/ WALKWAYS/ PARKING LOT/ LANDSCAPING/ NEW BIKE RACK/ FENCE & GATE

The following steps should be taken to correct the violation:

Remedy: MUST REACTIVATE PERMIT(S) AND PASS ALL INSPECTIONS TO CLOSE PERMIT(S).

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 **11/21/2021** 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.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:

Oct 21, 2021 at 5:13 PM