

NOVI-23-10-3596

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

Notice of Violation

December 14, 2023

7787 NW 148TH STREET NW 146 ST  
MIAMI LAKES, FL 33016

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violator(s) exists on the premises at:  
**6855 EDGE WATER DR, Coral Gables, FL 33133-0000**

The violation(s) found was:

**Outdoor Lighting - Section 12-102. Outdoor lighting permitted with standards**  
Outdoor lighting for areas such as but not limited to tennis courts, golf courses, sports grounds, outside lighting for security purposes and night lighting of commercial buildings and which about residential areas shall be permitted under the following conditions:  
A. A permit for outdoor lighting may be issued if, after review of the plans and after consultation of the adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.  
B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half (1/2) foot-candle (vertical) and one-half (1/2) foot candle (horizontal) illumination on adjacent properties.

**Code Enforcement Officer Comments: Excessive brightness and spillage of light onto adjacent properties.**

The following steps should be taken to correct the violation:  
**Lights need to be adjusted, will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.**

The regulations enforced by the City have been adopted in order to protect the public and surrounding property values. Your immediate attention to correcting the violation(s) listed above is required.

**The Code Enforcement Division will re-inspect the property on 1/12/2024 to determine if compliance has been completed.** If the violation(s) has not been completed at the time of inspection, you will be presented to the Code Enforcement Board for review and possible action. At that time, you will have an opportunity to explain to the citizens serving on the Board the reasons why the violation(s) were not corrected. The Board has the authority to assess a fine against you for as long as the violation(s) are not corrected.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please contact the Code Enforcement Officer below for additional assistance or the Code Enforcement Officer at 5777, or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134.

  
Cassie  
casie@cityofcoralgables.com



NOVI-23-10-3596

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

Notice of Violation

December 14, 2023

7787 NW 14TH STREET NW 145 ST  
MIRAGE LAKES, FL 33186

Dear Property Owner and/or Occupant:

This letter constitutes a notice of a violation of the provisions of  
MCC 8002.44(7)(a) of the Code of the City of Coral Gables, FL 33155-2000.

The violation(s) found are:

Outdoor Lighting - Section 15.102, Outdoor lighting permitted with standards. Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, party grounds, outdoor lighting for security purposes and night lighting of commercial buildings and signs, and residential lighting shall be permitted under the following conditions:  
A. A permit for outdoor lighting may be issued after review of the plans and the location of the outdoor lighting and residential areas. The proposed lighting will be deflected, shielded or recessed from adjacent properties and shall not be a nuisance to such adjacent properties.  
B. Outdoor lighting shall be designed so that any amount of lighting will not create glare or be directed toward (1) the public right-of-way and (2) the adjacent property.  
Code Enforcement Officer Comments: Excessive brightness and spillage of light into adjacent properties.

The following work should be taken to correct the violation:

Lights need to be adjusted, shielded, recessed and directed away from adjacent properties. This violation should be corrected by the violator(s) before the next project review. This violation should be corrected by the violator(s) before the next project review.

The Code Enforcement Division will reinspect the property on 12/14/2023 at 10:00 AM.

If the violator(s) do not respond to the letter of violation or do not correct the violation by the time of reinspection, the City of Coral Gables may take the necessary steps to correct the violation. The violator(s) shall be responsible for the cost of the correction. The violator(s) shall be responsible for the cost of the correction.

This Division is available for consultation on this matter from 9:00 AM to 5:00 PM. For information, the Code Enforcement Division is located at 427 Biscayne Way, 2nd Floor, Coral Gables, FL 33134.

  
Code Enforcement Officer



12-14-2023 01:26 PM