



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

91 7108 2133 3932 6519 3680

Case #: CE302780-052521

06/30/2021

## Notice of Violation

PULLEN INVESTMENTS LLC  
C/O VIN CHEN  
5955 PONCE DE LEON BLVD  
CORAL GABLES, FL 33146

Folio #: 03-4128-024-0020

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **6801 PULLEN AVE**, 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: Permit expired: BL16047004 (\*\* 2 STORY NEW RESIDENCE W/ TOWER ( 2,772.5 SF ) \*\*\* SIMPLIFIED \*\*\* COV TERR, COV ENTRY, COV BREEZEWAY/BRIDGE, BRICK DRIVEWAY W/1 BRICK APPROACH, WALKWAY, PATIO, LANDSCAPING, CONCRETE STAIRS, SPIRAL STAIRCASE)**

### The following steps should be taken to correct the violation:

**Remedy: Must reactivate 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 **7/30/2021** 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 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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **7/30/2021** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.



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**Gerardo Roman**  
Code Enforcement Officer  
**305 569-1821**  
**[groman@coralgables.com](mailto:groman@coralgables.com)**