



Aug 3, 2020 at 12:49 PM

**CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION**



08/03/2020 **Case #:** CE294739-062520

**ARMANDO J DE MOYA  
RACHELLE DE MOYA  
7845 SW 120 ST  
MIAMI FL 33156**

**Notice of Violation** **CE294739**

**ACR**

**10801 Snapper Creek Rd**  
Phone #: 69510700-02160

**Posted: 8/3/2020**

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 10801 SHAPPER CREEK RD, Coral Gables, FL.

The violation(s) found was:

**Violations:**

- Zoning Code - Article 3, section 3-207(D). No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.

**Code Enforcement Officer Comments: The following permits have been open for more than a year: BL-16-06-1158 for (RESIDENTIAL ADDITION) and PL-16-06-8381 (PLUMB COMMERCIAL) RESIDENTIAL WORK.**

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

**Remedy: Need to complete, call for inspections and close out permits.**

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 8/20/2020 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 Office 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.