

11.18.21
 11/16/2021
 CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biscayne Way, Suite 100
 CE 306 125
 31 7106 2133 3932 7045 3546
 Case #: CE306125-111621

Notice of Violation (EXP)
6979 SUNRISE DR.

HAPPY HORIZONS LLC
 C/O PAUL BARKUS
 630 FIFTH AVE
 NEW YORK NY 10111
 Folio #: 03-4129-041-1300

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 6979 SUNRISE 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 : BL14073838 Replace 22 Windows White Frame Clear Glass.

The following steps should be taken to correct the violation:

Remedy: Must Reactivate Permit and Call For Inspections to Finalized.

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 12/16/2021 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:

Nov 18, 2021 at 1:15 PM



6979 SUNSHINE DR
(CV)

6979
CASA BAJA

GUARD
SHARK

Nov 18, 2021 at 1:15 PM

EN 3.4.22

CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE 306125

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

SUMMONS

03/03/2022

Summons to Appear

CEB 3.16.22

The City of Coral Gables
vs

Case #: CE306125-111621

HAPPY HORIZONS LLC C/O PAUL BARKUS
630 FIFTH AVE
NEW YORK NY 10111

6979 SUNRISE DRIVE

Folio #: 03-4129-041-1100

You, as the Owner and/or Occupant of the premises at:

6979 SUNRISE DR
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

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.

Expired Permit : BL14073838 Replace 22 Windows White Frame Clear Glass.

The following steps should be taken to correct the violation:

Remedy: Must Reactivate Permit and Call For Inspections to Finalized.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 3/16/2022 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

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:
 - the City Code requires that you replace the structure with a similar historically-appropriate structure; and
 - the property will no longer qualify for an historic preservation tax exemption.

CA 3.4.22

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE 306125

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

SUMMONS

03/03/2022

91 7108 2133 3932 4525 3759

CEB 2.16.22

Summons to Appear

Case #: CE306125-111621

The City of Coral Gables
vs
HAPPY HORIZONS LLC C/O PAUL BARKUS
630 FIFTH AVE
NEW YORK NY 10111

6979 Sunrise Drive

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Mar 4, 2022 at 3:53 PM

11. 8. 21 GR



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE 306 125

Case #: CE306125-111621

11/16/2021

Notice of Violation

(EXP)

6979 SUNRISE DR.

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C/O PAUL BARKUS
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NEW YORK NY 10111

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Nov 18, 2021 at 1:14 PM