



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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appeal your citation?

Notice of Violation

December 14, 2023

Case #:NOVI-23-10-3596

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

Folio #: 0341290480001

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(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, sporting
grounds, outside lighting for security purposes and night lighting of commercial buildings, any of
which abut 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 consideration
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 neighboring
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 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 1/12/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed 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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Casimir, Raynald
305-467-1706

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