

Jun 6, 2025 at 2:17 PM  
8805 Arvida Dr  
Coral Gables FL 33156  
United States

8805 ARVIDA DR



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



Need to search or  
appeal your citation?  
SCAN ME

### Notice of Violation

June 6, 2025

Case #NOVI-25-06-10651

ARVIDA HILLTOPPER LLC  
9005 SW 68 AVE  
MIAMI, FL 33156

Folio #: 0351060070011

9489 0090 0027 6517 5217 37

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

8805 ARVIDA DR, Coral Gables, FL 33156-2301

The violation(s) found was:

**Exterior Alterations without Permit - Section 14-202.8, Zoning permit.**  
No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

**Code Enforcement Officer Comments: Exterior work without a permit.**  
Removing and reinstalling driveway and walkways. Removed pavers from around the pool.  
Removed green awning from rear of property.  
Installed new hedge around rear of property.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8 property red tagged. Must obtain a after-the-fact permit for driveway, walkways, pool deck, landscaping, awning at rear of property

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 7/6/2025 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134.

Vilato, Kenneth  
305-460-5388

kvilato@coralgables.com

City of Coral Gables  
DEVELOPMENT SERVICES DEPARTMENT  
CALL: (305) 460-5235

# -VIOLATION-

DO NOT REMOVE THIS TAG UNDER PENALTY OF THE LAW

- STOP ALL WORK IMMEDIATELY.
- Stop the work as described below and correct all violations before proceeding.



Zoning



Structural



Electrical



Plumbing



A/C Mech

Job Address:

8805 Arvada Dr

Permit Number:

XH

Driveway, walkways  
pool deck. Rearawning  
LANDSCAPE ANY OTHER  
NOT PERMITTED WORK

Date:

6/4/25

Inspector/ID #:

K Villegas

305-460-5235

8805 Arvada Dr

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

Notice of Violation



Scan Me  
Need to search for  
more info online

Jun 6, 2025 at 2:15 PM  
Arrived  
Coral Gables FL  
United States

Jun 6, 2025 at 2:1  
8805 /  
Coral Gables FL  
United States

