



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

06/14/2018

Case #: CE278391-061418

Notice of Violation

GLOBAL RENTAL E AND P LLC
3785 NW 82ND AVE STE 203
Doral FL 33166

Folio #: 03-4129-028-0200

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **601 SUNSET 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.**
City Code - Chapter 34, section 34-55. Maintaining a lot in violation of section 34-55 of the City Code.
City Code - Chapter 105. Minimum Housing.
All street numbers assigned shall be posted legibly and shall be visible from the streets, alleys, and waterways: City Code - Chapter 62, section 62-26. Remedy by: Posting assigned street numbers in accordance with the City of Coral Gables City Code.
City Code - Chapter 34, section 34-165. Failure to register abandoned real property on an annual basis.

Code Enforcement Officer Comments: Failing to consistently maintain lot by allowing overgrown grass, trees/plants encroaching into sidewalk and dead vegetation on the Property.

Failure to register and maintain, as set forth herein, a vacant property.

Street numbers on Structure are not clearly legible and visible from the street.

Allowing permit BL-15-12-4745 for total demolition of the structure on the Property ("Permit") to expire.

Driveway in disrepair.

The following steps should be taken to correct the violation:

Remedy: Consistently cut grass, trim back trees/plants to property line, and remove dead vegetation.

Register the Property and maintain the Property, as set forth herein.

Affix street numbers on Structure that are clearly legible and visible from the street.

Close out or renew and pass final inspection on the Permit or apply for, obtain, and pass final inspection on a new permit.

Apply for, obtain, and pass final inspection on any necessary permits, to repair, replace, or remove the driveway.

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 **6/21/2018** 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 **6/21/2018** 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.

Amparo Quintana
Code Enforcement Officer
305 569-1838
aquintana@coralgables.com