

June 23, 2023

NOVI 23041953



CITY OF CORAL GABLES  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

9489 0090 0027 6516 2202 35

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

Summons to Appear

The City of Coral Gables  
vs

SUMMONS

Case #: NOVI-23-04-1953

ZERIOSHA ZAPATA  
701 BELLA VISTA AVE  
CORAL GABLES, FL 33156

Folio: 0351180080600

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

701 Bella Vista Avenue

701 BELLA VISTA AVE

are in violation of the following sections of the City Code of the City of Coral Gables:

Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.  
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.  
(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Work without a permit, must apply, obtain, and close the permit. (ie. Wooden dock and pillars.)

The following steps should be taken to correct the violation:

Remedy:

Cease and desist all unpermitted work. Must obtain all necessary permits. Must apply, obtain, and close the permit.

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 7/19/2023 at 8:30AM in the Commission Chambers, located on the second floor of:

City Hall  
405 Biltmore Way  
Coral Gables, FL 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

Jun 28, 2023 at 11:50 AM

A concrete pillar stands in a garden, partially obscured by lush green plants with thick, rounded leaves. On the pillar, a white house number sign with a grey border displays the number '701'. Below the sign is a grey mailbox with a slanted top and a keyhole. In the background, a black metal fence is visible through the foliage.

701

Jun 28, 2023 at 11:50 AM

June 23, 2023

NOVI 23041953



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Jun 28, 2023 at 11:50 AM



701

Jun 28, 2023 at 11:51 AM

June 23, 2023

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Code Enforcement Division  
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Jun 28, 2023 at 11:37 AM