

September 27, 2023



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, 2nd floor

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

9489 0090 0027 6516 8207 32

### Summons to Appear

The City of Coral Gables  
vs

Case #: NOVI-22-08-1214

120 GIRALDA LLC  
1515 N FEDERAL HWY 300  
BOCA RATON, FL 33432

Folio: 0341080073370

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

120 GIRALDA AVE,

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

Expired Building 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 105.4.1.1- 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 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT: BL-19-07-5205 TYPE OF WORK: INT/EX ALTERATIONS  
EXPIRED: 11/02/2021

#### **The following steps should be taken to correct the violation:**

Remedy:

The following steps should be taken to correct the violation:

Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact Jorge Pino/Mobile Permit Coordinator - [jpino@coralgables.com](mailto:jpino@coralgables.com) / (305) 460-5272 / Antonio Silio Ombudsman for Residents and Small Business Owners [asilio@coralgables.com](mailto:asilio@coralgables.com) or Development Services at [building@coralgables.com](mailto:building@coralgables.com) / (305) 460-5245

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 10/18/2023 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

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.

**Sebastian Ramos**

Code Enforcement Officer

**sramos@coralgables.com**

**(305) 619-1125**

Debi Sheppard

Code Enforcement Clerk