



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: June 15, 2026

CASE NO.: 26-1639
UNST-26-05-0041

BUILDING ADDRESS: 1545 Cantoria Ave

FOLIO NUMBER: 03-4119-001-0160

OWNER:. JVC Holdings Inc, C/O Boris Rosen CPA

USE: Single Family Home

OF LIVING UNITS: 1

PENDING RECERTIFICATION: N/A

LAST RECERTIFICATION: N/A

YEAR BUILT: 1972

DESCRIPTION AND DEFECTS OF BUILDING: Building Official has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89 of the City Code due to loose roof tiles that are stacked on the roof of the Structure. The loose roof tiles have been sitting on the roof since at least May 22, 2025, when work was abandoned on the roof permit BLDR-22-11-2507, which was allowed to expire on December 3, 2025.

DATES AND ACTIVITIES:

01/16/26	Code Enforcement Violation warning mailed with return receipt, delivered (Expired Building Permit)
02/18/26	Notice of Violation (Expired Building Permit)
03/25/26	Code Enforcement Board- Summons to Appear- mailed certified
04/15/26	Code Enforcement Board Hearing- Board findings: Guilty/ 30 days to re-activate and close expired permit(s)/ \$150.00 daily running fines thereafter & \$108.75 administrative fee. It is the Order of this Board, based upon the foregoing: 1) The respondent(s) shall pay administrative costs of \$108.75. 2) The respondent(s) shall correct the violation(s). 3) If the violation(s) are not corrected by 5/15/2026, a fine of \$150 will be imposed for each day thereafter that any violation continues to exist. 4) If the respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator. 5) Board Order Additional Information: Guilty / 30 days to re-activate and close expired permit(s)/ \$150.00 daily running fine thereafter & 108.75 administrative fee.
05/16/26	Board
06/03/26	Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt
06/03/26	Notice of Hearing posted on Structure
06/04/26	Code Enforcement Board - Notice of Intent to Lien
06/05/26	Notice of Hearing posted at City Hall.

06/15/26 Board Hearing

TO DATE THE OWNER HAS: NOT removed construction materials, loose roof tiles, or renewed expired permit.

BUILDING OFFICIAL'S RECOMMENDATION:

- A. To prevent windstorm debris, remove construction materials from property outdoor areas and loose roof tiles from the roof, relocating all materials and tiles to building interior within 7 days of the board meeting.
- B. Renew the expired roof permit no. BLDR-22-11-2507 within 7 days of the board meeting.
- C. Properly install the roof tiles and pass final inspections within 30 days of the board meeting.
- D. A \$250 daily fine will be imposed if any of these deadlines are not met.

PERMIT ACTIVITY:

[BLDR-22-11-2507](#)- Expired- RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY

[NOVI-26-01-12341](#)- Pending Code Enforcement Board- Expired permit BLDR-22-11-2507 RE-ROOF TILE - CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY