

Dec 19, 2025 at 11:23:49 AM  
11044 Girasol Ave  
Coral Gables FL 33156  
United States

11044 Girasol Ave



CITY OF CORAL GABLES  
Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME  
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appeal your citation?

7020 1290 0000 1065 9671

**Summons to Appear**

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

December 17, 2025

Case #: NOVI-25-10-11738

Folio: 0351070110050

The City of Coral Gables  
vs

CESAR E CEBALLOS  
11044 GIRASOL AVE  
MIAMI, FL 33156

Novi: 25.10.11738

Our records indicate that you, as the Owner and/or Occupant of the premises at  
**11044 GIRASOL AVE**

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

**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)**

**The following steps need to be taken to correct the violation:**

Remedy: 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 please contact: Development Services at 305-460-5245/  
developmentsservices@coralgables.com

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 1/14/2026 at 08:30 AM in  
the Commission Chambers, located at:

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.

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Dec 19, 2025 at 11:23:57 AM  
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