

June 29, 2023



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

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

9489 0090 0027 6516 2203 65

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-09-1327

Mirta Mendez  
5500 SW 89 TERR  
MIAMI, FL 33156  
or  
COSMEN LLC  
PO BOX 565128  
MIAMI, FL 33256-5128

Folio: 0341170084200

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

3020 Le Jeune Rd.

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: Re asphalt of driveway without permit.

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

Remedy:

Cease and desist all unpermitted work. Must obtain all necessary permits.- must obtain "after the fact" permit for re asphalt of driveway.\*\* continue and follow up on submitted application"

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

**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.**

**Lynn Schwartz**

Code Enforcement Officer

**lschwartz@coralgables.com**

**(305) 460-5273**

*Terri Sheppard*

Code Enforcement Clerk