

29 Santander Ave



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



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**Summons to Appear**

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

September 24, 2025

Case #: NOVI-24-06-8081

Folio: 0341170057600

The City of Coral Gables  
vs

STEPHEN JAYNE  
29 SANTANDER AVE  
CORAL GABLES, FL 33134

Our records indicate that you, as the Owner and/or Occupant of the premises at:

**29 SANTANDER 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 1998, § 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: Antonio Silio at 305-460-5206/ asilio@coralgables.com or  
Development Services at 305-460-5245/ developmentsservices@coralgables.com or Jorge Pino/Mobile  
Permit Coordinator at 305-460-5272/ jpino@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 10/15/2025 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.

NOVI-24-06-8081

09-25-2025 11:50 AM

