



10-25-2025 03:32 PM



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or
appeal your citation?

Notice of Violation

October 25, 2025

Case #: NOVI-25-10-11917

**FN LOS PINOS LLC or
R/A: JORGE MORAN
15901 COLLINS AVE 4301
SUNNY ISLES BEACH, FL 33160**

Folio #: 0341320210470

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

7801 LOS PINOS BLVD, Coral Gables, FL 33143---6451

The violation(s) found was:

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: Work without a permit, including but not limited to, electrical work, light fixture repair/replacement, and front door replaced.

The following steps should be taken to correct the violation:

Cease and desist all unpermitted work. Must obtain all necessary permits.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 11/25/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

B. Selva

Brayan Selva Castillo

786-897-2574

bselva@coralgables.com

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City of Coral Gables
DEVELOPMENT SERVICES DEPARTMENT
CALL: (305) 460-5235

-VIOLATION-

DO NOT REMOVE THIS TAG UNDER PENALTY OF THE LAW

- STOP ALL WORK IMMEDIATELY.
- Stop the work as described below and correct all violations before proceeding.

Zoning Structural Electrical Plumbing A/C Mech

Job Address: 7801 Los Pinos
Permit Number:
Electrical, light fixtures
repaired w/o permits

Date: 10/25/25 Inspector/ID: B. Seiva/11761