



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6517 5254 76



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appeal your citation?

### Summons to Appear

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

December 20, 2023

Case #: NOVI-23-06-2327

Folio: 0341190070940

The City of Coral Gables  
vs

**RYAN S MARKS**  
1534 CECILIA AVE  
CORAL GABLES, FL 33146

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

**1534 CECILIA AVE**

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

**Section 14-202.8. Zoning permit.**

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

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

Remedy: Comply with Section 14-202.8 must obtain a after-the-fact permit for work completed.

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 1/17/2024 at 08:30 AM 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

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

Kenneth Vilato

Code Enforcement Officer

305-460-5388

[kvilato@coralgables.com](mailto:kvilato@coralgables.com)

A handwritten signature in black ink that reads "Julie Sheppard". The signature is written in a cursive, flowing style.

Code Enforcement Board Clerk