



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

7020 1290 0000 1065 9671

### Summons to Appear



SCAN ME  
Need to search or  
appeal your citation?

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**

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](mailto: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.

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

Kenneth Vilato

Code Enforcement Officer

305-460-5388

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

A handwritten signature in blue ink, reading "Samuel F. Kivach", written over a horizontal line.

Code Enforcement Board Clerk