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417 SANTANDER Ave
May 4, 2023



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, 2nd floor

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

7019 1640 0001 2642 6391

Summons to Appear

The City of Coral Gables
vs
DENIS XAVIER VANEGAS
417 SANTANDER AVE
CORAL GABLES, FL 33134

Case #: NOVI-23-03-1893

Novi: 23-03-1893

Folio: 0341170084420

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

are in violation of the following sections of the City Code of the City of Coral Gables:
Expired Building 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 105.4.1.1. 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 1908, § 8-1; Code 1991
§ 8-26; Code 2006, § 105-23; Ord. No. 1055, § 1, 12-17-1997)
Code Enforcement Officer Comment: Expired permit BL-05-7212 - for windows and doors. Expired 9-24-2022

The following steps should be taken to correct the violation:

Remedy:
Apply for all necessary permits and obtain final inspections. renew, expired, permit and call for all
inspections to close.

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 5/17/2023 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.

05-04-2023 04:02 PM