



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6516 3659 74



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### Summons to Appear

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

February 29, 2024

Case #: NOVI-22-03-0165

Folio: 0341320070090

The City of Coral Gables  
vs

**ROGER MEDEL TRS**  
**121 ALHAMBRA PLAZA STE 1100**  
**CORAL GABLES, FL 33134**

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

**521 SAN JUAN DR**

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 should 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](mailto:asilio@coralgables.com) or Development Services at 305-460-5245/ [developmentsservices@coralgables.com](mailto:developmentsservices@coralgables.com) or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ [jpino@coralgables.com](mailto: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 3/13/2024 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.

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com

A handwritten signature in black ink that reads "Demi Sheppard". The signature is written in a cursive style and is positioned above a horizontal line.

Code Enforcement Board Clerk