

May 4, 2023



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

7019 1640 0001 2642 6391

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

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-23-03-1893

DENIS XAVIER VANEGAS
417 SANTANDER AVE
CORAL GABLES, FL 33134

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 1958, § 8-1; Code 1991, § 8-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: 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

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.**

Lynn Schwartz

Code Enforcement Officer

lschwartz@coralgables.com

(305) 460-5273

Dewi Sheppard

Code Enforcement Clerk