

February 27, 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

9489 0090 0027 6516 4771 58

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-04-0211

**RAUL PASTRAN or  
V & K INVESTMENTS INC  
19368 SW 80 CT  
CUTLER BAY, FL 33157**

Folio: 0351180060600

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

**1135 San Pedro Avenue**

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

Exterior Alterations without 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-[A]105.1. Required  
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.  
(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23, Ord. No. 1052, § 1, 12-17-1957)

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.  
Code Enforcement Officer/Comments: Exterior work/deck/front porch area being worked on without a permit.

\*Exterior work/deck/front porch area being worked on without a permit.

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

Remedy:

he following steps should be taken to correct the violation:  
Cease and desist all unpermitted work. Must obtain all necessary permits.

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 **3/15/2023** 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.**

**Amparo Quintana**

Code Enforcement Officer

**aquintana@coralgables.com**

**(305) 569-1838**

*Dewi Sheppard*  
Code Enforcement Clerk