

January 31, 2023



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

91 7108 2133 3932 5947 6805

91 7108 2133 3932 5947 6812

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-22-08-1243

One Sunset LLC
Global Incorporation Services LLC
Jorge L Cruz or One Sunset LLC
8125 SW 52 Avenue
Miami, FL 33143

Folio: 0341300091550

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

1505 Sunset Drive

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

Work without a 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 Enforcement Officer Comments: Work without approval or permit/Gravel parking spots added on commercial property. Must obtain all necessary permit.

The following steps should be taken to correct the violation:

Remedy:

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 **2/15/2023** 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.**

Gerardo Roman

Code Enforcement Officer

groman@coralgables.com

(305) 569-1821


Code Enforcement Clerk