

1515 PALANCIA AVE



CITY OF CORAL GABLES  
Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6516 3659 50



Need to search or  
appeal your citation?

Summons to Appear

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

February 29, 2024

Case #: NOVI-23-10-3610

Folio: 0341190010660

The City of Coral Gables  
vs

RAMON J DIAZ & W MARTHA POZO  
5200 ALHAMBRA CIR  
CORAL GABLES, FL 33146-1902

Novi-23-10-3610

You, as the Owner and/or Occupant of the premises at:  
1515 PALANCIA AVE

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- [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)

The following steps should be taken to correct the violation:

Remedy: Must obtain a after the fact permit.

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.





1515 President Ave  
100  
100  
Mar 21st 2024

NOTICE: This is a pre-foreclosure notice for the property located at 1515 President Ave, 100, 100. The property is currently owned by the Trustee. The property is being sold to satisfy a debt owed to the lender. The sale date is set for March 21st, 2024. If you are the owner or have any information regarding this property, please contact the Trustee immediately.

03-01-2024 08:19 AM