



03-27-2026 11:46 AM



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

9589 0710 5270 1750 3190 50



SCAN ME
Need to search or
appeal your citation?

Summons to Appear

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

March 26, 2026

Case #: **NOVI-25-10-11917**

Folio: **0341320210470**

The City of Coral Gables
vs

**FN LOS PINOS LLC or
R/A: JORGE MORAN
15901 COLLINS AVE 4301
SUNNY ISLES BEACH, FL 33160**

Our records indicate that you, as the Owner and/or Occupant of the premises at:

7801 LOS PINOS BLVD

still 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 need to be taken to correct the violation:

Remedy: 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 4/15/2026 at 08:30 AM,
located at:

**Community Meeting Room
Public Safety Building
2151 Salzedo Street
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.

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