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CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

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

January 21, 2026

Case #: NOVI-25-05-10119

Folio: 0341320211680

The City of Coral Gables
vs

ABEL AVELLAN
8065 LOS PINOS CIRCLE
CORAL GABLES, FL 33134

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

8065 LOS PINOS CIR

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

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.

The following steps need to be taken to correct the violation:

Remedy: Comply with Section 14-202.8 must obtain an after-the-fact permit for landscape installation on city swale and private property. Must obtain a after-the-fact permit for artificial turf in front yard and side yard or remove and install approved ground cover.

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 2/11/2026 at 08:30 AM in the Commission Chambers, located at:

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

Kenneth Vilato

Code Enforcement Officer

305-460-5388

kvilato@coralgables.com

Code Enforcement Board Clerk