



CITY OF CORAL GABLES
Code Enforcement Division
477 Biscayne Way, Suite 100



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Summons to Appear

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

May 6, 2025

The City of Coral Gables
vs

IVAN A HERRERA
23 TAHITI BEACH ISLAND RD
CORAL GABLES, FL 33143

NOV-25-01-2025

Case #: NOV-25-01-8665

Folio: 8341320300330

91 7108 2133 3932 6261 1767

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

23 TAHITI BEACH ISLAND RD

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

Section 14-202.6. 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 14-202.6**

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 5/21/2025 at 08:30 AM in the Commission Chambers, located at:

Community Meeting Room
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 \$106.75 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.



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 BILTMORE WAY, SUITE 213
CORAL GABLES, FL 33134

Addendum to Meeting Location

Subject: Updated Meeting Location

Please be advised that the location for the May 21, 2025, Code Enforcement Board meeting has changed. The meeting will now be held at:

405 Biltmore Way

City Hall – Commission Chambers

Thank you for your attention to this update. If you have any questions, please contact us at your convenience.

Sincerely,

Geannie Serrano

P.O. Box 141549 CORAL GABLES, FLORIDA 33114 1549 • PHONE 305-460-5245 • EMAIL: CODEENFORCEMENT@CORALGABLES.COM

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