



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore 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 9, 2025

Case #: NOVI-24-06-8081

Folio: 0341170057600

The City of Coral Gables  
vs

91 7108 2133 3932 6261 1866

**STEPHEN JAYNE**  
**29 SANTANDER AVE**  
**CORAL GABLES, FL 33134**

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

**29 SANTANDER AVE**

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 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (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: Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact: Antonio Silio at 305-460-5206/ [asilio@coralgables.com](mailto:asilio@coralgables.com) or Development Services at 305-460-5245/ [developmentsservices@coralgables.com](mailto:developmentsservices@coralgables.com) or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ [jpino@coralgables.com](mailto:jpino@coralgables.com)

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 6/18/2025 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

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com



Code Enforcement Board Clerk