



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

7020 1290 0000 1065 9725

Summons to Appear



SCAN ME
Need to search or
appeal your citation?

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

December 17, 2025

Case #: NOVI-25-08-11406

Folio: 0341320190040

The City of Coral Gables
vs

PATRICK MCMAHON
8525 OLD CUTLER RD
CORAL GABLES, FL 33143

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

8525 OLD CUTLER RD

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 Development Services at 305-460-5245/
developmentservices@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 1/14/2026 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