



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME

Need to search or
appeal your citation?

9589 0710 5270 1750 3178 34

Summons to Appear

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

February 25, 2026

Case #: NOVI-25-10-11890

Folio: 0341180011270

The City of Coral Gables
vs

GRZEGORZ OKON TRS
1041 ALMERIA AVE
CORAL GABLES, FL 33134

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

1041 ALMERIA AVE

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

Sec. 105-219. - Freedom from health, accident or fire hazards.

Exterior property areas shall be free from conditions that might create a health, accident, or fire hazard, such as holes and excavations, sharp protrusions and other objects or conditions which might be a potential cause of personal injury. Undergrowth shall not exceed a height of 12 inches.

(Code 1958, § 16A-15; Code 1991, § 12-127; Code 2006, § 105-224; Ord. No. 1142, § 2.1, 7-14-1959)

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

Remedy: Must repair walkway having loose / cracked tiles, as a potential hazard.

****Permit required** **Please contact ** -**

Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245

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 3/11/2026 at 08:30 AM in the Commission Chambers, 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.

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

Rose Martinez

Code Enforcement Officer

305-460-5291

rmartinez@coralgables.com



Code Enforcement Board Clerk