

240 COSTANERA

7020 1290 0000 7521 8479



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

July 1, 2025

Case #: NOVI-25-03-9485

Folio: 0341320260480

The City of Coral Gables  
vs

MANUEL A VARAS & MIRTHA VARAS  
240 COSTANERA RD  
CORAL GABLES, FL 33143-6521

NOV. 25.03.9485

Our records indicate that you, as the Owner and/or Occupant of the premises at:  
**240 COSTANERA 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- [A]105.1. Required.**  
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move,  
demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter,  
repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or  
plumbing system, the installation of which is regulated by this code, or to cause any such work  
to be performed, shall first make application to the building official and obtain the required  
permit.  
(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: Cease and desist all unpermitted work. Must obtain all necessary permits. RED TAGGED.

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 7/16/2025 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.

07-02-2025 12:54 PM





Notice  
The following notice is posted on the wall between the door and the window.