

Sep 29, 2025 at 11:02:20 AM  
775 Bella Vista Ave  
Coral Gables FL 33156  
United States





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775 Bella Vista Ave  
Coral Gables FL 33156  
United States



**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

September 26, 2025

Case #: NOVI-23-04-1953

Folio: 0351180080600

The City of Coral Gables  
vs

**ZERIOSHA ZAPATA**  
701 BELLA VISTA AVE  
CORAL GABLES, FL 33156

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

**701 BELLA VISTA 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- [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. Must apply, obtain, and close the permit.

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 10/15/2025 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.