

Aug 26, 2025 at 12:42
255 Costa
Coral Gables
Unit

08-26-2025 12:42

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255 Costa

Coral Gables

United

255 Costanera Rd



CITY OF CORAL GABLES

Code Enforcement Division
407 Biltmore Way, Suite 100

7020 1270 0003 3143 1376

Summons to Appear



City of Coral Gables
Summons to Appear

August 25, 2025

Case #: NOV-25-03-9573

File #: CM132042102

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

The City of Coral Gables
vs.

HOWARD I SCHWARTZ SW ANDREA J
255 COSTANERA RD
CORAL GABLES, FL 33140

NOV-25-03-9573

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

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

Section 14-202.6, Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

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

Remedy: Comply with Section 14-202.6 Must obtain a after the fact for the violation and sign as they stop.

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 8/27/2025 at 08:30 AM in the Commission Chambers, located at:**

City Hall
407 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 \$100.00 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.

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