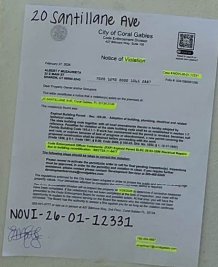
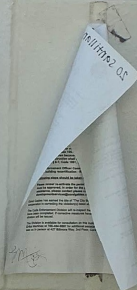
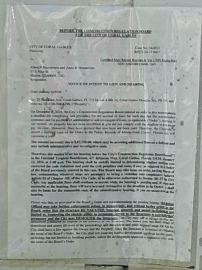


Feb 27, 2026 at 11:00:12 AM  
20 Santillane Ave  
Coral Gables FL 33134  
United States



02-27-2026 11:00 AM

Feb 27, 2026 at 11:00:26 AM  
20 Santillane Ave  
Coral Gables FL 33134  
United States



02-27-2026 11:00 AM

demolition contractor to assess the costs of the proceedings and demolition and other...  
City shall have a lien against the Owner and the Property. Until the Structure is recertified in con-  
the terms of the Board's Order, the City shall not issue any further development approvals for the perty.  
including, but not limited to, building permits, unless the Development approval is required to comply with  
the terms of the Board's Order.

Feb 27, 2026 at 11:00:09 AM  
20 Santillane Ave  
Coral Gables FL 33134  
United States

20 Santillane Ave



City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME  
Need to search or  
appeal your citation?

Notice of Violation

February 27, 2026

ALBERT F MUZAUARIETA  
33 S MAIN ST  
SHARON, CT 06069-2243

7020 1290 0000 1065 2867

Case # NOVI-26-01-12331

Folio #: 0341080091290

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

20 SANTILLANE AVE, Coral Gables, FL 33134-3146

The violation(s) found was:

Expired Building Permit - 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-f, 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)

Code Enforcement Officer Comments: (EXP) Expired Permit ELEC-25-03-3290 Electrical Repairs due to building recertification - RECT24-11-0417

The following steps should be taken to correct the violation:

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 please contact: Development Services at 305-468-5245/ developmentsservices@coralgables.com

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 3/29/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues. 305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

NOVI-26-01-12331

786-494-9887

emartinez1@coralgables.com

02-27-2026 11:00 AM