



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

91 7108 2133 3932 5953 0248

Summons to Appear



SCAN ME

Need to search or
appeal your citation?

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

September 26, 2025

Case #: NOVI-25-05-10088

Folio: 0341180061870

The City of Coral Gables
vs

Rafael Llaneza
1540 TREVINO AVE
Coral Gables, FL 33134-6252

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

1540 TREVINO AVE

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

Section 14-202.8. 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 14-202.8 - Obtain an after-the fact approved and finalized permit for including but not limited to: 1/ Statues on cement columns at the entrance and any/all statues on the property; 2/ Curtains installed in carport overhang; 3/ Fountain(s) on property; 4/ Cement facade decor installed on columns, main home and on the rear facade of garage ; 5/ Metal gazebo installed in the front of property. If a permit cannot be obtained, MUST remove all un-approved alterations.

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.

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

A handwritten signature in blue ink, appearing to read "Samuel E. Kirk", written over a horizontal line.

Code Enforcement Board Clerk