



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6516 3659 50



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appeal your citation?

### Summons to Appear

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

February 29, 2024

Case #: NOVI-23-10-3610

Folio: 0341190010660

The City of Coral Gables  
vs

**RAMON J DIAZ & W MARTHA POZO**  
5200 ALHAMBRA CIR  
CORAL GABLES, FL 33146-1902

You, as the Owner and/or Occupant of the premises at:

**1515 PALANCIA AVE**

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 should be taken to correct the violation:**

Remedy: Must obtain a after the fact 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 3/13/2024 at 08:30 AM in the Commission Chambers, located on the second floor of:

**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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Kenneth Vilato

Code Enforcement Officer

305-460-5388

[kvilato@coralgables.com](mailto:kvilato@coralgables.com)

A handwritten signature in black ink that reads "Juli Sheppard". The signature is written in a cursive style with a horizontal line underneath the name.

Code Enforcement Board Clerk