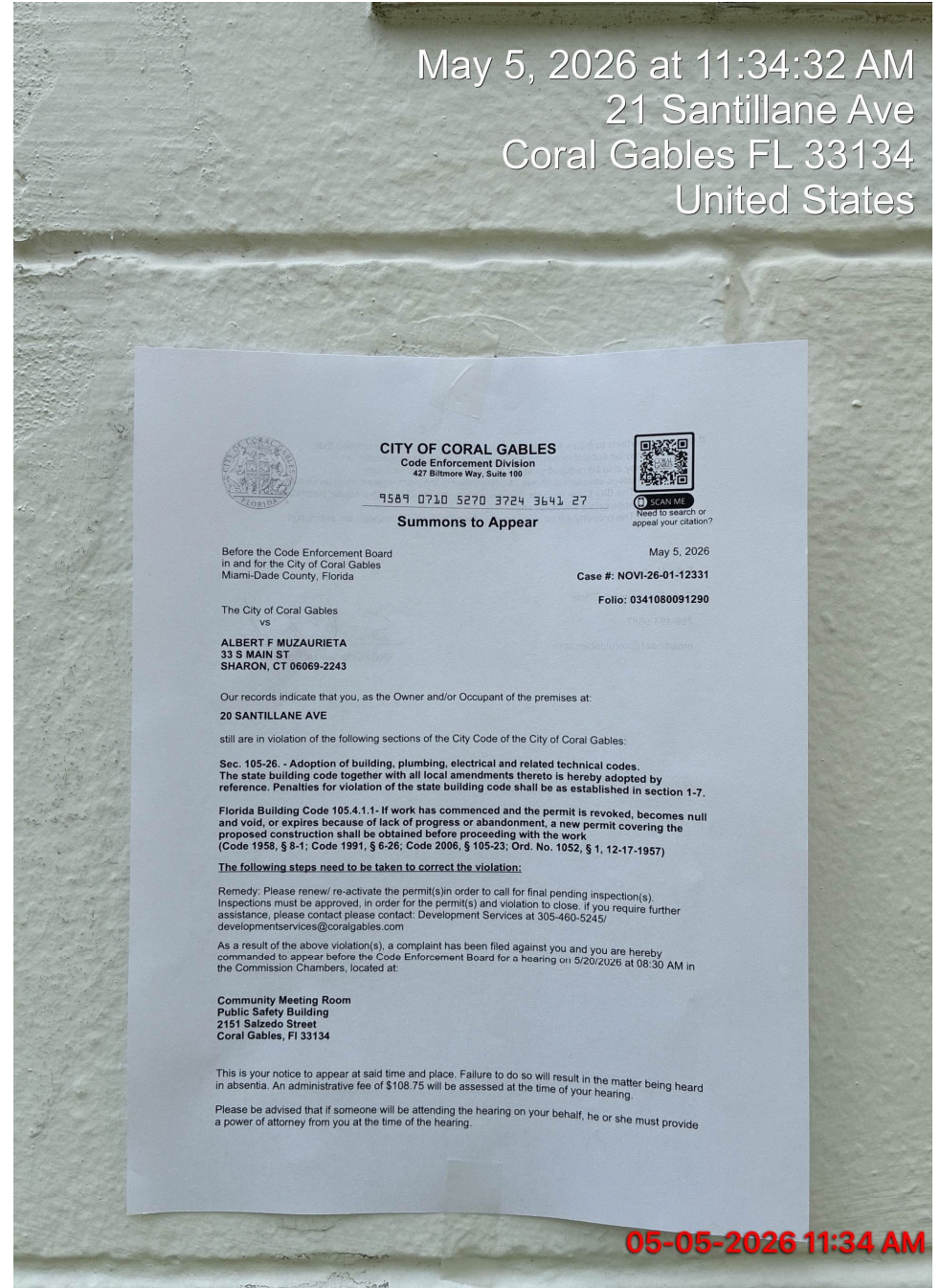


May 5, 2026 at 11:35:08 AM  
20 Santillane Ave  
Coral Gables FL 33134  
United States



05-05-2026 11:35 AM

May 5, 2026 at 11:34:32 AM  
21 Santillane Ave  
Coral Gables FL 33134  
United States



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Billmore Way, Suite 100

9589 0710 5270 3724 3641 27

**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

May 5, 2026

Case #: NOVI-26-01-12331

The City of Coral Gables  
vs

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

Folio: 0341080091290

Our records indicate that you, as the Owner and/or Occupant of the premises at:  
**20 SANTILLANE 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 105.4.1.1- 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)**

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

Remedy: 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 305-460-5245/ developmentsservices@coralgables.com

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 5/20/2026 at 08:30 AM in the Commission Chambers, located at:

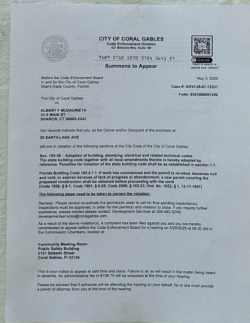
**Community Meeting Room**  
Public Safety Building  
2151 Salzedo Street  
Coral Gables, FL 33134

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.

05-05-2026 11:34 AM

May 5, 2026 at 11:34:35 AM  
21 Santillane Ave  
Coral Gables FL 33134  
United States



05-05-2026 11:34 AM

May 5, 2026 at 11:34:58 AM  
20 Santillane Ave  
Coral Gables FL 33134  
United States



05-05-2026 11:34 AM