CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

7020 1290 0000 7522 1011

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

November 3, 2025

Case #: NOVI-25-05-10064

Folio: 0341170085320

The City of Coral Gables
vs

CALABRIA 230 LLC
OR R/A: ROBERTO BERAJA
2550 S DOUGLAS RD
CORAL GABLES, FL 33134

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

504 SANTANDER 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- [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 need to be taken to correct the violation:

Remedy: Cease and desist all unpermitted work. Must obtain all necessary permits for interior work in units #1; #2; #3. (Contact the PERMITS DEPARTMENT email applications@coralgables.com or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s).

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 11/19/2025 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

Code Enforcement Board Clerk