



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

91 7108 2133 3932 5953 0224

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 25, 2025

Case #: NOVI-24-02-5295

Folio: 0341080091190

The City of Coral Gables
vs

FIPRO HOLDINGS LLC
201 ALHAMBRA CIR STE 601
CORAL GABLES, FL 33134

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

15 SANTILLANE AVE

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

Sec. 105-29. Condition of commercial property

(a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

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

Remedy: Please clean dirty roof

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

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com

A handwritten signature in blue ink, reading "Samuel F. Riccio", written over a horizontal line.

Code Enforcement Board Clerk