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CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order



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The City Of Coral Gables

October 16, 2025

-vs-

ROBERTO LOPEZ
1202 ASTURIA AVE
CORAL GABLES, FL 33134

Case #: NOVI-25-03-9424

Property Address:

1202 ASTURIA AVE

Folio: 0341070160910

This cause having come before the Code Enforcement Board for Hearing on 10/15/2025 8:30:00 AM, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

- **Expired Building Permit - 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)

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

Board Findings: Guilty / 30 days to apply to extend or cancel permit(s) and 90 days to finalize permit(s) / \$150 daily running fine thereafter & \$108.75 Administrative Fee.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 11/13/2025, a fine of \$150 will be imposed for each day thereafter that any violation continues to exist.

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

5. Board Order Additional Information: Guilty / 30 days to apply to extend or cancel permit(s) and 90 days to finalize permit(s) / \$150 daily running fine thereafter & \$108.75 Administrative Fee.

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com

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

Code Enforcement Board Clerk