

Sep 22, 2021 at 1:28 PM



**CITY OF CORAL GABLES**

**CODE ENFORCEMENT DIVISION**  
427 Billmore Way, Suite 100

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

**CE 297309**

9/10/2021

**Summons to Appear**

The City of Coral Gables

vs  
**OLIVER DE ABREU & MARIA GABRIELA  
PENALOZA  
37 MAJORCA AVE , 501  
CORAL GABLES FL 33134**

Case #: CE297309-101220

Folio #: 0341080720130

You, as the Owner and/or Occupant of the premises at:  
37 MAJORCA AVE UNIT 501  
CORAL GABLES, FL 33134

**37 Majorca**

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

City Code - Chapter 105, section 105-23, F.B.C. - section 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.

The following permits have been placed on hold by the Building Dept. :  
BL-19-10-5499, PL-19-11-4760, EL-19-10-5904, & BL-20-10-7252.

The following steps should be taken to correct the violation:

**Remedy:** Must apply for a change of contractor to takeover and complete work. Final all inspections and final 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 **10/20/2021** at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall  
405 Billmore Way  
Coral Gables, Florida 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.

