

June 2, 2023



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

**NOV 22 10/454**

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

**Summons to Appear**

The City of Coral Gables  
vs

**Summons**

Case #: **NOVI-22-10-1454**

JUAN CARLOS ALMAGRO  
171 EDGEWATER DR  
Coral Gables, FL 33133

**171 EDGEWATER  
DR**

Folio: 0341290410050

You, as the Owner and/or Occupant of the  
premises at:

**171 Edgewater Drive**

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

Work without a 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- [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)

Code Enforcement Officer Comments: Work performed without approval or permit. Installation of rocks in front of property.

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

Remedy:

Must obtain all necessary permit(s) or re sod front of property as before.

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 **6/21/2023** at **8:30AM** in the Commission Chambers, located on the second floor of:

**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

**Jun 5, 2023 at 10:42 AM**





June 2, 2023

**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

*NOVI 22101454*

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

91 7108 2133 3932 5953 4444

**Summons to Appear**

The City of Coral Gables  
vs

*Simmons*

Case #: **NOVI-22-10-1454**

JUAN CARLOS ALMACRO  
171 EDGEWATER DR  
Coral Gables, FL 33133

*171 EDGEWATER DR*

Folio: 0341290410050

You, as the Owner and/or Occupant of the  
premises at:

**171 Edgewater Drive**

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

Work without a Permit - Sec. 105-28 - Adoption of building, plumbing, electrical and related technical codes.  
The state building code together with all local amendments thereto is hereby adopted by reference.  
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, § 5-20; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

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**Jun 5, 2023 at 10:43 AM**



171

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
SUPERIOR COURT  
IN AND FOR THE COUNTY OF LOS ANGELES  
Case No. 23STCV00123  
Plaintiff: [Name]  
Defendant: [Name]  
[Additional text on the document]

Jun 5, 2023 at 10:43 AM