



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100



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7021 1970 0001 3326 9120

Summons to Appear

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

January 8, 2026

Case #: NOVI-25-06-10889

Folio: 0341080390160

The City of Coral Gables
vs

GILBERTO MENDOZA & W FRANCES L
1619 CORTEZ ST
CORAL GABLES, FL 33134

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

1619 CORTEZ ST

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

**Sec. 105-278. - Floors, walls, ceilings and roofs.**

**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.**
****

(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

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

Remedy: Must obtain all necessary permits, approved and final including repair roof. Must maintain property at all times.

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 2/11/2026 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

Kesi Young

Code Enforcement Officer

305-561-1012

kyoung@coralgables.com

A handwritten signature in blue ink, appearing to read "Samuel F. Kinsler", written over a horizontal line.

Code Enforcement Board Clerk



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME

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Notice of Violation

July 21, 2025

Case #:NOVI-25-06-10889

**GILBERTO MENDOZA & W FRANCES L
1619 CORTEZ ST
CORAL GABLES, FL 33134**

Folio #: 0341080390160

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1619 CORTEZ ST, Coral Gables, FL 33134---3629

The violation(s) found was:

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. 
Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally
sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks,
loose plaster and similar conditions so serious as to endanger the safety of occupants or to
seriously mar the attractiveness of the premises.

(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959;
Ord. No. 2013-07, § 2, 5-28-2013)**

Code Enforcement Officer Comments: Roof in disrepair.

The following steps should be taken to correct the violation:

**Must obtain all necessary permits, approved and final including repair roof. Must maintain property
at all times.**

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 8/21/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Young, Kesi
305-561-1012

kyoung@coralgables.com