

January 30, 2023



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, 2nd floor

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

91 7108 2133 3932 5947 6911

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-22-04-0296

MANUEL PEREZ TRS
609 OCEAN DR #4H
KEY BISCAYNE, FL 33149

Folio: 0341070100470

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

906 El Rado Street

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

Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing,
electrical and related technical codes. Florida Building Code 105.1. Required

Code Enforcement Officer Comments: Interior demolition without a permit . Kitchen and bathroom
remodeling , central air conditioner replacement without a permit.

The following steps should be taken to correct the violation:

Remedy:

Must obtain all necessary permits and inspections.

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 **2/15/2023** 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

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.**

Juan Carlos Garcia

Code Enforcement Officer

jgarcia3@coralgables.com

(305) 460-5274


Code Enforcement Clerk