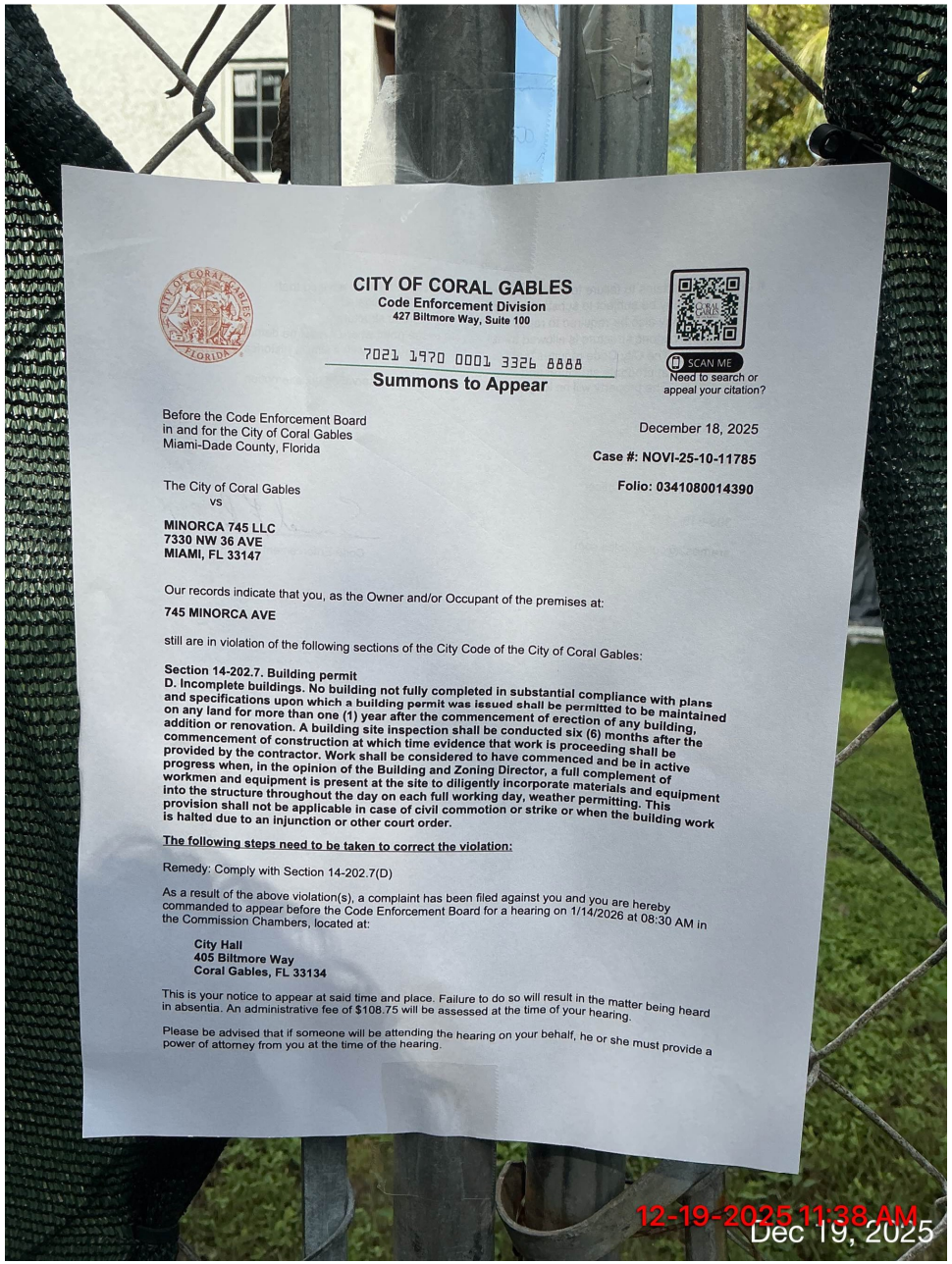

CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

7021 1970 0001 3326 8888

SCAN ME
Need to search or appeal your citation?

Summons to Appear

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

December 18, 2025

Case #: NOVI-25-10-11785

Folio: 0341080014390

The City of Coral Gables
vs

MINORCA 745 LLC
7330 NW 36 AVE
MIAMI, FL 33147

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

745 MINORCA AVE

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

Section 14-202.7. Building permit
D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

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

Remedy: Comply with Section 14-202.7(D)

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 1/14/2026 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.

12-19-2025 11:38 AM
Dec 19, 2025

12-19-2025 11:39 AM
Dec 19, 2025