

February 27, 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

9489 0090 0027 6516 4771 72

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-04-0079

**RAUL PASTRAN or  
V & K INVESTMENTS INC  
19368 SW 80 CT.  
CUTLER BAY, FL 33157**

Folio: 0351180060600

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

**1135 San Pedro Avenue**

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

Maintenance Requirements Sec 34-203(b)

Work without a Permit - Sec. 34-203 - Maintenance requirements.

(b) The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.  
(Code 2006, § 34-166, Ord. No. 2011-07, § 2(34-66), 6-7-2011, Ord. No. 2018-20, § 2, 6-12-2018)

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: Temporary chain link fence installed without approval and permits.

The following steps should be taken to correct the violation:

Comply with City Code section 34-203 Section (b) Obtain approval and permits or must remove the fence

Cease and desist all unpermitted work. Must obtain all necessary permits.

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

Remedy:

The following steps should be taken to correct the violation:

Comply with City Code section 34-203 Section (b) Obtain approval and permits or must remove the fence.

Cease and desist all unpermitted work. Must obtain all necessary permits.

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 **3/15/2023** 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.**

**Amparo Quintana**

Code Enforcement Officer

**aquintana@coralgables.com**

**(305) 569-1838**

*Dewi Sheppard*

Code Enforcement Clerk