



FL, Coral Gables, West Flagler, Campina C



### CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

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

05/18/2021

91 7108 2133 3932 5958 3589

### Summons to Appear

The City of Coral Gables  
vs  
YOHANDEL RUIZ / DANIEL ZAVALA  
25 CAMPINA CT  
MIAMI FL 331341811

Case #: CE281150-101118

Folio #: 0341050500140

**CE281150**

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

25 CAMPINA CT PB 10-12  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

**City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.**

**WWP without a permit  
I.E. Wood fence installed without a permit.**

The following steps should be taken to correct the violation:

**Remedy:** Obtain permit or remove fence.

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 6/17/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134

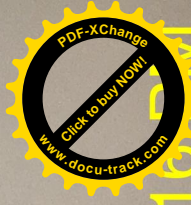
This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

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.





**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**  
 427 Biltmore Way, Suite 100

10/11/2018

Case #: CE281150-101118

**Code Enforcement Violation Warning**  
**CE 281150**  
**25 Campina Ct.**  
 Folio #: 0341050500140

YOHANDEL RUIZ / DANIEL ZAVALA  
 25 CAMPINA CT  
 MIAMI FL 331341811

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **25 CAMPINA CT, Coral Gables, FL**.  
 At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

- Violation(s):
- City Code - Chapter 105, section 105-26, F.B.C. - **section 105.1, Work done without a permit**

Code Enforcement Officer Comments: **WMP without a permit**

I.E. **Wood fence installed without a permit.**

The following steps should be taken to correct the violation:

**Remedy: Obtain and finalize permit or remove fence**  
 Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated. Your immediate cooperation in correcting the violation(s) listed above have not been completed by **11/1/2018**, a

Notice of Violation will be issued. If corrective measures have not been completed by **11/1/2018**, a Notice of Violation will be issued. If corrective measures have not been completed by **11/1/2018**, a

The Division is available for consultation on the day of the violation. The Division is available for consultation on the day of the violation. The Division is available for consultation on the day of the violation.

La División de Cumplimiento de Ordenanzas y Reglamentos de la Ciudad de Coral Gables ha sido notificada de la existencia de una violación de los artículos 105.1 del Capítulo 105 del Código Municipal de la Ciudad de Coral Gables. Se le solicita que tome las medidas necesarias para corregir la violación antes del día **11/1/2018**, a las **4:00 p.m.** Si no se corrige la violación antes de esta fecha, se procederá a emitir una Ordenanza de Violación y se iniciará el proceso de ejecución de la misma.

La División de Cumplimiento de Ordenanzas y Reglamentos de la Ciudad de Coral Gables ha sido notificada de la existencia de una violación de los artículos 105.1 del Capítulo 105 del Código Municipal de la Ciudad de Coral Gables. Se le solicita que tome las medidas necesarias para corregir la violación antes del día **11/1/2018**, a las **4:00 p.m.** Si no se corrige la violación antes de esta fecha, se procederá a emitir una Ordenanza de Violación y se iniciará el proceso de ejecución de la misma.

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10/11/18, 2:16 PM









**CITY OF CORAL GABLES**  
**CODE ENFORCEMENT DIVISION**  
427 Baltimore Way, Suite 100

06/11/2019

**Ce# 281150**

Case #: CE281150-1011118

**Notice of Violation**

**YOHANDEL RUIZ / DANIEL ZAVALA**  
**25 CAMPINA CT**  
**MIAMI FL 331341811**

Folio #: 03410505000140

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **25 CAMPINA CT, Coral Gables, FL**.

The violation(s) found was:

**Violations:**

- **City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.**

**Code Enforcement Officer Comments: WWP without a permit**  
**I.E. Wood fence installed without a permit.**

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

**Remedy: Obtain permit or remove fence.**

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 **7/11/2019** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action, your violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

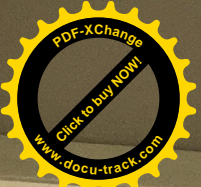
**If this notice pertains to failure to maintain a historic structure, please be advised that:**

- You may be subject to substantial fines that may not be mitigated.
- 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.

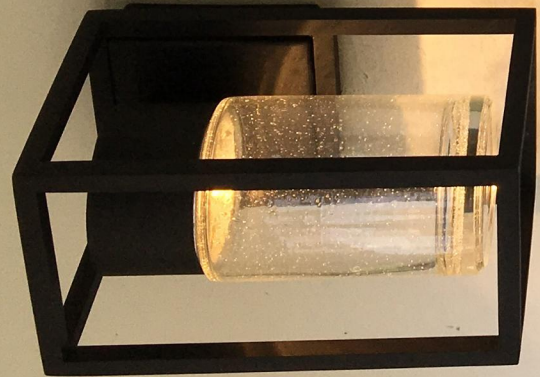
6/11/19, 9:37







6/11/19, 9:37 AM



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CITY OF CORAL GABLES  
 CODE ENFORCEMENT DIVISION  
 Case # CE20190519118  
**CE# 281150**  
 Notice of Violation

9/11/2019

YOMARDEL BUZ/ DANIEL ZAVALA  
 225 CAMPINA CT  
 CORAL GABLES, FL 33134-1911  
 Phone #: 56122520049

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 225 CAMPINA CT, Coral Gables, FL.

The violation(s) found are:

- City Code, Chapter 196, section 196.26, F.S.C. - section 195.1, Work done without a permit.

Code Enforcement Officer Comments: **WWP without a permit.**

**1. Work done without a permit.**

**712-23030583 (MORNING) 8:30 AM TO 5:00 PM, MONDAY TO FRIDAY.**

**Identify a cause, permit or removal issue.**

The City has been alerted in order to protect the public and ensure community safety property and the immediate attention to correcting the violation(s) listed above as they relate to the City Code. The City Code requires that all work done on the property listed above as they relate to the City Code be done in accordance with the City Code. If the violation(s) listed above as they relate to the City Code are not corrected, the City Code requires that the property owner be notified in writing before the Code Enforcement Officers at the time of inspection. If the violation(s) listed above as they relate to the City Code are not corrected, the City Code requires that the property owner be notified in writing before the Code Enforcement Officers at the time of inspection. If the violation(s) listed above as they relate to the City Code are not corrected, the City Code requires that the property owner be notified in writing before the Code Enforcement Officers at the time of inspection. If the violation(s) listed above as they relate to the City Code are not corrected, the City Code requires that the property owner be notified in writing before the Code Enforcement Officers at the time of inspection.

The Division is available for consultation on the phone from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Office before 4:00 PM for additional information.

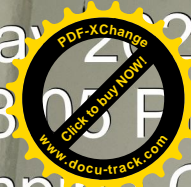
If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may file a historic preservation appeal that may not be withdrawn.
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- If the historic structure is allowed to deteriorate to a substantial extent, it must be demolished.
- The City Code requires that you maintain the structure with a similar historicity.
- The property will no longer qualify for an historic preservation tax exemption.





19 May 2021 01:28:05 PM



FL, Coral Gables, West Flagler, Campina C

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**CITY OF CORAL GABLES**

CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100

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

05/18/2021

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Case #: CE281150-101118

**CE281150**

Folio #: 0341050500140

You, as the Owner and/or Occupant of the premises at:  
25 CAMPINA CT PB 10-12  
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

**City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.  
WWP without a permit  
I.E. Wood fence installed without a permit.**

The following steps should be taken to correct the violation:  
Remedy: Obtain permit or remove fence.

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 **6/17/2021** at 8:30 am in the Commission Chambers, located on the second floor of:

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Coral Gables, Florida 33134

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ORIGINAL DOCUMENT