



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

09/09/2020

Summons to Appear

The City of Coral Gables

Case #: CE281661-110118

VS

ESOIL 1-27-45-0017 CORP
20 NW 124 AVE
MIAMI FL 331821234

7019 2280 0000 5875 5162

Folio #: 0341200232300

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

400 S DIXIE HWY PB 28-18
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 105-23, F.B.C. - section 105.4.1.1. If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

EXP Violation CC Chapter 105 Sec 105-23 (I.E. Permits: BL-13-08-0130 (Signs), BL-14-12-3178 (Signs), EL-13-08-0158 (Electrical), EL-14-01-1852 (Rooftop unit), EL-14-12-4155 (Signs), ZN-15-04-5129 (Asphalt Resurfacing), ZN-15-05-4500 (Awning/Canopy) are all expired.)

The following steps should be taken to correct the violation:

Remedy: Must finalize all aforementioned permits in order to reach compliance.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear virtually via Zoom before the Code Enforcement Board for a hearing on **9/23/2020** at 8:30 am.

1. Go to <https://zoom.us/>.
2. Click on "Join a Meeting" at the top of the page, right of center.
3. Enter the Meeting ID: 589 262 6316
4. Click "Join"

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.