



# CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

9489 0090 0027 6518 8601 94



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appeal your citation?

## Summons to Appear

9489 0090 0027 6518 8602 00

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

May 23, 2024

Case #: NOVI-24-01-4599

Folio: 0341170051020

The City of Coral Gables  
vs

**2093 US HIGHWAY 92 LLC  
1412 BROADWAY FL# 3  
NEW YORK, NY 10018**

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

**2501 GALIANO ST**

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

**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)**

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

Remedy: Apply for and obtain after-the-fact permit for installed signs or remove.

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 6/18/2024 at 08:30 AM 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

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Thomas Vazquez

Code Enforcement Officer

tvazquez@coralgables.com

A handwritten signature in black ink that reads "Dewi Sheppard". The signature is written in a cursive style and is positioned above a horizontal line.

Code Enforcement Board Clerk