



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE-276973
NOV 22 05 05 02

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

CEB 6.11.22

06/01/2022

91 7108 2133 3932 7046 1200

Summons to Appear

The City of Coral Gables

Case #: CE276973-041018

UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST # 605
AVENTURA FL 33180

Folio #: 03-4130-004-0010

1250 S DIXIE HWY

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

1250 S DIXIE HWY
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:

Zoning Code - Article 3, section 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.

*This case has been migrated to Energov for completion. See Energov case # NOV22050502

Illuminated Wall Sign placed without permit being approved/issued. (I:E BANFIELD PET HOSPITAL)

The following steps should be taken to correct the violation:

Remedy: Obtain necessary approval, permits and all required inspections from the building department.

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 6/15/2022 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:

1 2 5 0

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CE 6.11.22

CITY OF CORAL GABLES *CE276973*
 CODE ENFORCEMENT DIVISION *NOV22050502*
 427 Biltmore Way, Suite 110
 Coral Gables, Florida 33134
CEB 6.11.22 06/01/2022
 91 7108 2333 3932 7046 1200

Summons to Appear

The City of Coral Gables
 vs
UNIVERSITY SHOPPING CENTER LLP
 2875 NE 191 ST # 605
 AVENTURA FL 33180
1250 S DIXIE HWY

Case #: CE276973-041018
 Folio #: 03-4130-004-0010

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 CORAL GABLES, FL 33134

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