



10-27-2023 11:55 AM





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ANTILLA

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**CITY OF CORAL GABLES**  
Code Enforcement Division  
437 Bismarck Way, Suite 101

9489 0010 0027 6514 4810 36  
9489 0010 0027 6514 4810 21

**Summons to Appear**

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

October 27, 2023  
Case # **NOVI-23-03-1883**  
Folio: 634105002100

**NOVI-23-03-1883**

The City of Coral Gables  
vs  
**M & ST ENTERPRISES INC** or  
**ELI MASA TENENBERG**  
2738 SW 3 AVE 600  
MIAMI, FL 33135

You, as the Owner and/or Occupant of the premises at  
**20 ANTILLA AVE**  
are in violation of the following sections of the City Code of the City of Coral Gables:

Section 14.22.2. Existing permit.  
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 character of any structure, site or site improvements until an application for a zoning permit has been previously filed with the Development Services Department, the work shall be in accordance with the provisions of the City Code, and the applicant shall be responsible for any and all costs of such proposed work in excess of five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

The following steps should be taken to correct the violation:

**Remedy:** Must obtain approvals and permits or remove and install work.

In a hearing before the Code Enforcement Board for a hearing on **10:00 AM on 10/27/23** in the Commission Chambers, located on the second floor of the City of Coral Gables, 437 Bismarck Way, Coral Gables, FL 33134.

The \$900 fee for access at said time and place. Failure to do so will result in the matter being heard in default. An administrative fee of \$100.75 will be assessed at the time of your hearing.

It is to be noted 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.

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