



NOTICE TO PARKERS  
REGARDING  
PARKING FEE



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

**NOVI-24-01-4599**

Case #: NOVI-24-01-4599

2093 US HIGHWAY 92 LLC  
 C/O ACHS MANAGEMENT CORP  
 1412 BROADWAY FL# 3  
 NEW YORK, NY 10018

**Notice of Violation**  
**2501 GALIANO ST. 1/18/24**

Folio #: 03-4117-005-1020

Dear Property Owner and/or Occupant: 2093 US HIGHWAY 92 LLC 1/18/24

This letter constitutes a notice that a violation(s) exists on the premises at 2501 Galiano St.  
 Coral Gables, FL.

The violation(s) found was:

**Violation(s):**

Work without a Permit - 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(1)05.1. Required. - Parking signs installed on property without a permit.

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

**Remedy:** Comply with section - 105-26, apply for and obtain after-the-fact permit for installed parking signs or remove signs ( to include folio #03-4117-005-1010 ).

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 2/18/24 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. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the 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.
- 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.