



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100



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Summons to Appear

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

September 26, 2025

Case #: NOVI-25-03-9500

Folio: 0341070020010

The City of Coral Gables
vs

CUERNOS MANAGEMENT LLC
2990 NW 24 ST
MIAMI, FL 33142

Our records indicate that you, as the Owner and/or Occupant of the premises at:

4700 SW 8TH ST

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

Sec. 105-29. Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

The following steps need to be taken to correct the violation:

Remedy: Must clean and maintain exterior of property. Must apply and obtain permits and approval for necessary repairs: i.e. sign and paint.

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 10/15/2025 at 08:30 AM in the Commission Chambers, located at:

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

Kesi Young

Code Enforcement Officer

305-561-1012

kyoung@coralgables.com

A handwritten signature in blue ink, reading "Samuel F. Lumb", is written over a horizontal line.

Code Enforcement Board Clerk