

6555

65 Miracle Mile 35363

City of Coral Gables - Code Enforcement Division
 COURTESY WARNING NOTICE OF CODE VIOLATION
 427 Biltmore Way, Suite 300 Coral Gables FL, 33134

CGI 55MM LLC
 Ch. CGI Merchant Group
 Property owner or Representative (Please print)
 65 Miracle Mile
 Address of Record

Date 1-21-21 Time 3:48
 Case Number CE299644

This Courtesy Warning Notice is issued to advise you of the following code violation(s) and section(s) of the City of Coral Gables.

Improvement work requires that the 100% plan of the project be submitted for review and approval by the City of Coral Gables. (C.G. 15-106 (04/17))	City Code	Failure to follow approved construction staging plan. (C.G. 20-39 (03/17))	City Code
It shall be unlawful for any person to deposit trash, papers, books, refuse or other items on or in premises other than premises where refuse originates from. (C.G. 14-142 (03/15))	City Code	Obstruction in public right-of-way. (C.G. 12-117 (03/09))	City Code
Leaving fire extinguishers unsecured on the top side of premises at all times. (C.G. 18-201 (08/14))	City Code	Maintaining a swimming pool which does not have a proper protective enclosure. (C.G. 10-108 (02/14))	City Code
Placing or allowing premises that are the right of way prohibited. (C.G. 18-201 (08/14))	City Code	Placing a tree of utility in a commercial or mixed-use area. (C.G. 18-201 (08/14))	City Code
Displaying unsecured material on the city right of way prohibited. (C.G. 18-201 (08/14))	City Code	Signs & Text notices prohibited in any front or side yard area that obstructs. (C.G. 4-111 (02/04))	City Code
Maintaining and repair signs in residential area in excess of 10 sq. ft. over their own sign, other than those signs and notices are prohibited. Also allowable use for commercial signs 200 sq. ft. (C.G. 2-197 (02/08))	City Code	Landmark registration violation. (C.G. 42-143 (04))	City Code
Improving work under an allowable construction permit. (C.G. 15-106 (04/17))	City Code	Making or offering to be made signs when permits or permits are required. (C.G. 15-106 (04/17))	City Code
All property signs must be 100% printed and height of letters shall be 2 inches, except commercial signs, and shall be visible from the street, after each maintenance. (C.G. 42-20 (04/14))	City Code	Maintaining a sign which has been removed or installed without maintenance approval and permit. (C.G. 2-191 (02/05))	City Code
Maintaining a property sign on without maintenance approval and permit. After the last permit will be required. (C.G. 15-106 (04/17))	City Code	Maintaining a sign which has been removed or installed without maintenance approval and permit. (C.G. 2-191 (02/05))	City Code
Business, religious, flag, and other sensitive structures and advertising structures are prohibited. (C.G. 15-106 (04/17))	City Code	Placing or offering to be made other commercial notices. (C.G. 15-106 (04/17))	City Code
Unauthorized banners. One banner with one color coat of a building or structure which is prohibited. (C.G. 15-106 (04/17))	City Code	All signs must be 100% printed and height of letters shall be 2 inches, except commercial signs, and shall be visible from the street, after each maintenance. (C.G. 42-20 (04/14))	City Code
OTHER Exterior work without permit 353-3400-5325		Signage and signs are placed and prohibited. (C.G. 15-106 (04/17))	City Code

To Wit: Electrical work without a permit
ie. Exterior lighting fixtures being installed.

Corrective Action: Must obtain a permit

Correct Violation by: 1-28-21

Failure to comply with this notice will result in issuance of a civil citation notice or case being forwarded to a hearing in accordance with the city code. You will be notified of the date & time of the hearing.

It is in your best interest to correct the violation(s) noted above. For further information or to discuss the terms of this courtesy warning notice, please contact the City of Coral Gables Code Enforcement Division, at 305-460-5225

Matthew S. DeMarco 3-460-5325
 Code Enforcement Officer (Please Print) Received By Patricia

CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 300

01/22/2021 Case #: CE299649-012121

Code Enforcement Violation Warning

CGI 55MM LLC
 801 BRICKELL AVE
 MIAMI FL 33131

65 Miracle Mile
 801 BRICKELL AVE
 MIAMI FL 33131

Folio #: 6541081001920
 CE299649

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **65 MIRACLE MILE**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violations:

- 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.

Code Enforcement Officer Comments: Warning recover without a permit.

The following steps should be taken to correct the violation:
Remedy: Must obtain permit.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 2/22/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 2/22/2021, a Notice of Violation will be issued.

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