

December 29, 2022



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, 2nd floor

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

91 7108 2133 3932 6226 1344

**Summons to Appear**

The City of Coral Gables  
vs

Case #: NOVI-22-09-1349

Miami20th Investments LLC  
168 La Quinta  
Holmdel, NJ 07733

Folio: 03-4120-006-0990

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

134 Florida Avenue

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

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.  
Work being done without permit.

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

Remedy:

Cease and desist work/must obtain all permits prior to continuing.

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 **1/18/2023** at  
**8:30AM** in the Commission Chambers, located on the second floor of:

**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.**

**Lynn Schwartz**

Code Enforcement Officer

**lschwartz@coralgables.com**

**(305) 460-5273**

  
Code Enforcement Clerk