

SECURED BY
Protection 1
SECURITY SOLUTIONS
(877) 881-911 www.Protection1.com

Oct 5, 2021 at 12:29 PM

Fully vaccinated?
Skip the face covering.
Otherwise, please wear a
mask inside.
All Banfield Associates are
required to wear a mask
at all times.



Thank you for
helping us stay safe.



Banfield PET HOSPITAL

CITY OF CORAL GABLES CE216973
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
10/02/2021
Before the Code Enforcement Board
in and for the City of Coral Gables
Coral Gables, Florida

Summons to Appear
Case # CE278873-441918
Case # CE278873-441918

The City of Coral Gables
UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST # 805
AVENTURA FL 33180
1250 S DIXIE Hwy
Fallon # 85-4736-054-0016

You, as the Owner and/or Occupant of the premises at:
1250 S DIXIE HWY
CORAL GABLES, FL 33134
are in violation of the following sections and subject to Section 105-107 of the City Code of the City of Coral Gables by:

Zoning Code - Article 3, section 3-218. 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.

Historical Work Sign placed without permit being approved/issued. (S BANFIELD PET HOSPITAL)

The historic signs should be taken to correct the violation.

Remedy: Obtain necessary approval, permits and all required inspections from the building department.

As a result of the above violation(s), a complaint has been filed against you and you are hereby summoned to appear before the Code Enforcement Board for a hearing on 10/20/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
427 Biltmore Way
Coral Gables, Florida 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

Social distancing protocol

Avoid entering this facility if you have a cough or fever.

Protocolo de distanciamiento social

Le rogamos no entrar a estas instalaciones si tiene tos o fiebre.

PULL

24/7 LOCKSMITH
(786) 327-7492

MANAGED SERVICE POINT
1250 S DIXIE HWY

your
ged

We accept

Oct 5, 2021 at 12:28 PM

10.5.21 GA



CITY OF CORAL GABLES

CE 276973

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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

10/02/2021

91 7108 2133 3932 6525 7740

Summons to Appear

CEB 10.20.21

Case #: CE276973-041018

The City of Coral Gables

vs

UNIVERSITY SHOPPING CENTER LLP

2875 NE 191 ST # 605
AVENTURA FL 33180

1250 S. DIXIE HWY

Folio #: 03-4130-004-0010

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

1250 S DIXIE HWY
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

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.

Oct 5, 2021 at 12:28 PM

10.5.21 GA



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

CE 276973

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

10/02/2021

91 7108 2133 3932 6525 7740

Summons to Appear

CEB 10.20.21

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The City of Coral Gables
vs
UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST # 605
AVENTURA FL 33180

Folio #: 03-4130-004-0010

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Illuminated Wall Sign placed without permit being approved/issued. (I:E BANFIELD PET HOSPITAL)

The following steps should be taken to correct the violation:

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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 10/20/2021 at 8:30 am in the Commission Chambers, located on the second floor of:

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Coral Gables, Florida 33134

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 - the City Code requires that you replace the structure with a similar historically-appropriate structure; and