

Oct 2, 2021 at 7:44 AM

1122

CITY OF CORAL GABLES *CE 283269*
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 105
 10/01/2021 *CE NOV* '13 73DA 2333 3192 4525 7723
 Case #: CE283269-011019

Notice of Violation

CITY OF CORAL GABLES *CE 283269*
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 105
 10/01/2021 *CE NOV* '13 73DA 2333 3192 4525 7723
 Case #: CE283269-011019
 (CPM)

Notice of Violation

GEM PYRAMID LLC C/O CARLOS A ROMERO JR
 3195 PONCE DE LEON BLVD STE 400
 CORAL GABLES FL 33134 Folio #: 03-4130-003-0270

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at 1114 S DIXIE HWY, Coral Gables, FL.

The violation(s) found was:

Violations:

- City Code - Chapter 105, section 105-27. Property is in need of maintenance by one of the following: needs painting, repairs, and/or awnings in need of repair.

Code Enforcement Officer Comments: Gate of container enclosure is in disrepair.

The following steps should be taken to correct the violation:

Remedy: MUST REPAIR OR REPLACE CONTAINER ENCLOSURE GATES.

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 11/20/2021 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.

STARBUCKS® REWARDS

FREE COFFEE

AS A TAP

Join in the Starbucks

start earning Rewards

participating stores. Some restrictions apply. See Starbucks.com/rewards.

Oct 2, 2021 at 7:44 AM

10.2.21
 CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100
 10/01/2021
 CE NOV
 Case #: CE283269-011019
 CE 283269

Notice of Violation

10.2.21
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 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100
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The Code Enforcement Division will re-inspect the property on 1/1/2022 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.

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STARBUCKS® REWARDS

FREE COFFEE
 IS A TAP

Join in the Starbucks® Rewards
 to start earning Rewards

Aug 21, 2021 at 11:43 AM

FREE COFFEE IS A TAP AWAY

Join in the Starbucks® to start earning Rewards

At participating stores. Some restrictions apply. See Starbucks.com



^{"A"}
CITY OF CORAL GABLES **CE 283269**
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

08/21/2021

CE VIO
Code Enforcement Violation Warning

Case #: CE283269-011019

GEM PYRAMID LLC
C/O LAW OFFICE OF CARLOS A. ROMERO, JR., P.A.
804 SOUTH DOUGLAS ROAD
SUITE 365
CORAL GABLES, FL 33134

Folio #: 03-4130-003-0270



CITY OF CORAL GABLES **CE 283269**
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

08/21/2021

CE VIO
Code Enforcement Violation Warning (CPM)

Case #: CE283269-011019

GEM PYRAMID LLC C/O CARLOS A ROMERO JR
3195 PONCE DE LEON BLVD
STE 400
CORAL GABLES FL 33134

Folio #: 03-4130-003-0270

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 1114 S DIXIE HWY, Coral Gables, FL.

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

- **Violation(s):**
- City Code - Chapter 105, section 105-27. Property is in need of maintenance by one of the following: needs painting, repairs, and/or awnings in need of repair.

Code Enforcement Officer Comments: Gate of container enclosure is in disrepair.

The following steps should be taken to correct the violation:

Remedy: MUST REPAIR OR REPLACE CONTAINER ENCLOSURE GATES.

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 9/21/2021 to determine if corrective measures have been completed. If corrective measures have not been completed by 9/21/2021, 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.

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THANKS FOR WAITING HERE



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE 283269

08/21/2021

CE VIO

Case #: CE283269-011019

Code Enforcement Violation Warning

1114 S. DIXIE HWY

GEM PYRAMID LLC
C/O LAW OFFICE OF CARLOS A. ROMERO, JR., P.A.
804 SOUTH DOUGLAS ROAD
SUITE 365
CORAL GABLES, FL 33134

Folio #: 03-4130-003-0270

9A

8.21.21



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

CE 283269

08/21/2021

CE VIO

Case #: CE283269-011019

Code Enforcement Violation Warning

(CPM)

1114 S. DIXIE HWY

GEM PYRAMID LLC C/O CARLOS A ROMERO JR

3195 PONCE DE LEON BLVD
STE 400
CORAL GABLES FL 33134

Folio #: 03-4130-003-0270

*STARBUCKS

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Aug 21, 2021 at 11:43 AM

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CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

08/21/2021

CE VIO
Code Enforcement Violation Warning

Case #: CE283269-011019

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CORAL GABLES, FL 33134

Folio #: 03-4130-003-0270



⁹² ^{8.21.21}
CITY OF CORAL GABLES **CE 283269**
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

08/21/2021

CE VIO
Code Enforcement Violation Warning (CPM)

Case #: CE283269-011019

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THANKS FOR WAITING HERE

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3.4.22

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

CE 283269

SUMMONS

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

03/03/2022

7108 2133 3932 6525 3766

CPB 3.16.22

Summons to Appear

Case #: CE283269-011019

The City of Coral Gables

VS

GEM PYRAMID LLC C/O CARLOS A ROMERO JR
3195 PONCE DE LEON BLVD STE 400
CORAL GABLES FL 33134

Folio #: 03-4130-003-0270

1114 S. DIXIE HWY

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

1114 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:

City Code - Chapter 105, section 105-27. Property is in need of maintenance by one of the following: needs painting, repairs, and/or awnings in need of repair.

Gate of container enclosure is in disrepair.

The following steps should be taken to correct the violation:

Remedy: MUST REPAIR OR REPLACE CONTAINER ENCLOSURE GATES.

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 3/16/2022 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 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:

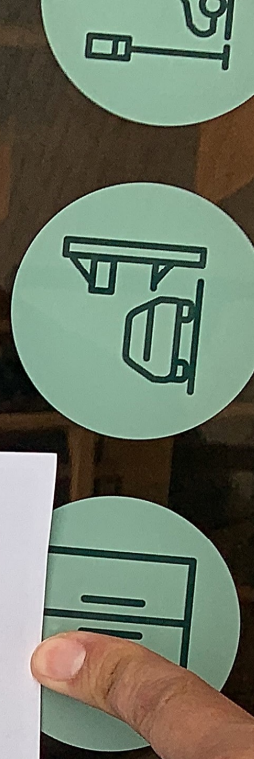
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Mar 4, 2022 at 4:52 PM

USE THE APP
YOUR FAVORITE



and pick
as that



IN-STORE
Mar 4, 2022 at 4:53 PM

CE 283269

CODE ENFORCEMENT DIVISION
427 Billmore Way, Suite 100

03/03/2022

SUMMONS

APB 3.16.22

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

FL 7106 2133 3432 6525 3766

Summons to Appear

Case #: CE283269-011019

The City of Coral Gables

GEM PYRAMID LLC C/O CARLOS A ROMERO JR
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CE 10.2.21



"A" CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

CE-283269

10/01/2021

CE NOV

91 7108 2133 3932 7353 2846

Case #: CE283269-011019

Notice of Violation

CE 10.2.21



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10/01/2021

CE NOV

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