

Affidavit of Posting

Complaint/Case #: NOVI-24-01-4599

Title of Document Posted: NOTICE OF VIOLATION

I, THOMAS VAZQUEZ, DO HEREBY SWEAR/AFFIRM THAT THE
AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS
OF 2501 GALIANO ST., ON 1/18/24 AT 1:06 PM.

[Signature]
SIGNATURE OF OFFICER

STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 19 day of January, in the year
2023, by Thomas Vazquez who is personally known to me or has produced
_____ as identification.

My Commission Expires:



ANTOINE LOAR
Commission # HH 142742
Expires June 26, 2025
Bonded Thru Budget Notary Services

[Signature]
Notary Public



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

Case #: NOVI-24-01-4599

2093 US HIGHWAY 92 LLC
 C/O ACHS MANAGEMENT CORP
 1412 BROADWAY FL# 3
 NEW YORK, NY 10018

Notice of Violation

Folio #: 03-4117-005-1020

Dear Property Owner and/or Occupant: 2093 US HIGHWAY 92 LLC 1/18/24

This letter constitutes a notice that a violation(s) exists on the premises at 2501 Galiano St.
 Coral Gables, FL.

The violation(s) found was:

Violation(s):

Work without a Permit - 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 by reference. Penalties for violation of the state building code shall be as established in section 1-7.
 Florida Building Code 105-[A]105.1. Required. - Parking signs installed on property without a permit.

The following steps should be taken to correct the violation:

Remedy:

Comply with section - 105-26, apply for and obtain after-the-fact permit for installed parking signs or remove signs (to include folio #03-4117-005-1010).

9489 0090 0027 6516 8453 22

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 2/18/24 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

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el 2/18/24 para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:
 - o **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
 - o **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.****


Code Enforcement Officer


T. VAZQUEZ

305-849-5506

TVAZQUEZ@CORALGABLES.COM