

March 30, 2023



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

## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, 2nd floor

7021 1970 0001 3327 9846

### Summons to Appear

The City of Coral Gables  
vs

Case #: NOVI-22-06-0812

GEM PYRAMID LLC  
3195 PONCE DE LEON BLVD STE 400  
CORAL GABLES, FL 33134

Folio: 0341300030270

You, as the Owner and/or Occupant of the  
premises at:  
1114 S. Dixie Hwy.

are in violation of the following sections of the City Code of the City of Coral Gables:  
Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing,  
electrical and related technical codes. Florida Building Code 105.1. Required

Code Enforcement Officer Comments: Installing new roof without a permit.

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

Remedy:  
Must obtain after the fact permit for roof install.

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 4/19/2023 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.**

**Matthew Vilato**  
Code Enforcement Officer  
**mvilato@coralgables.com**  
**(305) 460-5388**



*Devi Sheppard*  
Code Enforcement Clerk