



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100  
Coral Gables, FL 33134

February 19, 2025

91 7106 2133 3932 6521 3180

Via Certified Mail

MIRACLE MILE S LLC  
C/O KERDYK REAL ESTATE  
2631 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134

Re: Ticket No: **TICK-24-02-16094**

Address of Violation: **264 MIRACLE MILE**

Dear property owner,

This letter is in response to your request for a hearing to appeal the above citation, issued by Code Enforcement Officer Kesi Young, on 2/5/2024 for:

**Sec. 62-153. - Removal of obstructions(b).** (b)Written notice shall be given to the owner of the abutting property to remove any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction within ten days of receipt of the written notice, the city shall then perform the necessary removal operations and shall assess the cost of said removal against the property. Such assessment, if not paid, shall become a lien against the property. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62- 133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26- 1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24- 1988)

**TO WIT:** Obstruction on the right of way. Must immediately remove structure for menu display from the right of way.If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction within ten days of receipt of the written notice, the city shall then perform the necessary removal operations and shall assess the cost of said removal against the property. Such assessment, if not paid, shall become a lien against the property. Violation occurred Sunday, February 4, 2024 (VINYA TABLE).

Your case has been scheduled to be reviewed by the hearing officer on Wednesday, March 5, 2025. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1<sup>st</sup> Floor, 427 Biltmore Way, Coral Gables, Florida 33134.

2/19/2025  
Tick-24-02-16094

264 Miracle Mile

Feb 21, 2025 at 8:49 AM