



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

July 21, 2026  
Via Certified Mail

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M O M REALTY CORP % P DAVIS  
or R/A: RYAN KAPLAN  
PO BOX 560189  
MIAMI, FL 33256

Re: Ticket No: TICK-26-04-27069

Address of Violation: 60 CORAL WAY

Dear property owner,

This letter is in response to your request of a hearing to appeal the above citation, issued by Code Enforcement Officer Jonathan Vasallo 4/26/2026 for:

***Section 11-108. Location in show windows, display windows, door or other windows. No sign bearing a commercial message, which is visible from the exterior of the building, shall be located or displayed in or from any show window, display window, or door or other window when such sign is so designed or displayed so as to attract attention from the exterior of the building except that: A. Temporary paper signs will be permitted as provided under Section 11-101.C. B. Permanent signs shall be permitted to be installed or affixed to or painted upon any show window, display window, or door or other window as provided for elsewhere in this article as shall be approved by the Board of Architects. C. The foregoing shall not prohibit the use of bona fide price tags when such tags are affixed to or attached to merchandise displayed for sale, providing that the size and number of such signs shall be aesthetically in keeping with the building as shall be approved by the Board of Architects.***

***TO WIT: Flashing neon sign on storefront window.***

Your case has been scheduled to be reviewed by the hearing officer on **Wednesday, August 5, 2026**. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1<sup>st</sup> Floor Conference Room, 427 Biltmore Way, Coral Gables, Florida 33134.

At that time, you should be prepared to present all evidence in your defense. You have the right to



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obtain an attorney, at your own expense, to represent you at the hearing.

Failure to appear at the hearing may result in a guilty by default finding by the hearing officer. If you are found guilty, please be advised an administrative fee of \$108.75 will be assessed in addition to the amount of the citation.

Requests for continuance must be received in writing at least (10) ten days prior to the hearing and should include sufficient explanation with regards to the continuance request.

*Please be advised that if someone other than the property owner, who was given the above referenced citation will be requesting an appeal or responding before the ticket hearing officer, he or she must provide at the time of the appeal or at time of the hearing a power of attorney from the person who was issued the citation. The power of attorney must be specific, reference the citation number, name the person who will be responding and be signed and notarized. If the property cited is owned by a corporation, a copy of the corporate resolution or minutes identifying that the person who signed the power of attorney is required.*

Please make arrangements to comply with these requirements prior to attending the hearing. If you have any questions or are requesting a continuance, please contact: (305) 460-5266.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, which appears to read "Jennifer Gonzalez".

Jennifer Gonzalez

**NOTE: IF YOU SHOULD NEED A TRANSLATOR, YOU MUST BRING ONE AT YOUR EXPENSE.**

**NOTA: SI USTED NECESITA UN TRADUCTOR, USTED DEBE TRAER UNO CON USTED A SU COSTO.**