



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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

06/02/2022

91 7108 2133 3932 7046 1286

Summons to Appear

The City of Coral Gables
vs
350 US1 LLC
407 LINCOLN RD
MIAMI BEACH FL 33139

Case #: CE294225-060420

Folio #: 0341200250050

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

350 S DIXIE HWY GOLDEN GATE PB 21-46
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.**
- City Code - Chapter 34, section 34-55. Maintaining a lot in violation of section 34-55 of the City Code.**
- OPA - Windows of vacated building have not been properly made opaque**
- SVB-Maintaining a sign or signs advertising a business that has vacated the premises**

***This case has been migrated to Energov for completion. See Energov case # NOV22040297**

- Commercial Property in need of maintenance, displayed windows are cracked.**
- Windows of vacated building have not been properly made opaque.**
- Maintaining signs (KMP) advertising a business that has vacated the premises.**
- Commercial property lot is overgrown and in need of maintenance (Grass, weeds, wild growth).**

The following steps should be taken to correct the violation:

- Remedy:** Cracked displayed windows must be replaced.
- Must opaque windows of vacated commercial building.
- Remove all signs advertising a business from premises.
- Cut & trimmed all wild overgrowth weeds, grass from commercial property lot.
- OBTAIN ALL REQUIRED PERMITS FOR WORK BEING DONE.**

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 **6/15/2022** 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:

- **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.**

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el **6/15/2022** a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

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:**
 - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
 - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**


Clerk
Code Enforcement Board

Gerardo Roman
Code Enforcement Officer
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