



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

The City of Coral Gables

10/20/2021

91 7108 2133 3932 7044 2322

-vs-

Case #: CE276973-041018

UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST
AVENTURA FL 33180

Address of Violation(s):
1250 S DIXIE HEY

Folio #: 03-4130-004-0010

This cause having come before the Code Enforcement Board for Hearing on 10/20/2021, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Section 101-107. The Respondent is in violation of:

Violations:

- **Zoning Code - Article 3, section 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.**
- **Illuminated Wall Sign placed without permit being approved/issued. (I:E BANFIELD PET HOSPITAL)**
 1. The Respondent(s) shall pay administrative costs of **\$108.75**.
 2. The Respondent(s) shall correct the violation/s.
 3. If the violation(s) are not corrected by **11/20/2021**, a fine of **\$250.00** will be imposed for each day thereafter that any violation continues to exist.
 4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Miami-Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real and personal property of the violator.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing:

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Gerardo Roman, 305 569-1821/ groman@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

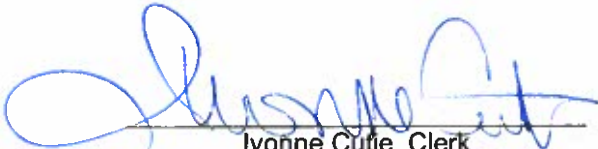
CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

- 1.El Demandado(s) deberá pagar los gastos administrativos de \$108.75.
- 2.El Demandado(s) deberá corregir la violación.
- 3.Si la violación(es) no son corregidas antes de **11/20/2021**, una multa de **\$250.00** se impondrá cada día después de que continúe cualquiera violación.
- 4.Si el Demandado(s) no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y **CONSTITUIRA UN GRAVAMEN** en contra de la propiedad en donde existe la violación(es) y sobre cualquier propiedad personal del infractor.

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código **Gerardo Roman**, 305 569-1821/ groman@coralgables.com, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



Ivonne Cutie, Clerk
Code Enforcement Board