

1 2 5 0

Small blue sticker with text: 1785 527-7425

SECURED BY Protection 1 SECURITY SOLUTIONS (877) 880-9111 www.protection1.com

CITY OF CORAL GABLES Code Enforcement Board Enforcement Order 0E276973. The City of Coral Gables 91 7168 2133 3532 7044 2332 10/20/2021. UNIVERSITY SHOPPING CENTER LLP 1250 S. DIXIE HWY AVENTURA FL 33180. Address of Violation: 1250 S. DIXIE HWY. This document is subject to the City 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 191-107. The Respondent is in violation of: Violations: 1. Zoning Code - Article 3, section 2-208. No person shall commence or cause to be commenced any... 2. Homebased Mail Sign placed without permit being approved/issued. (I.E BANFIELD PET HOSPITAL). 3. The Respondent(s) shall correct the violations. 4. If the Respondent(s) does 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 posted on the premises... CONCLUSIONS OF LAW: The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables... (upon compliance, the Respondent(s) must notify Code Enforcement Officer Geraldine Roman: 305 865-1831; groman@coralpalms.com, who will inspect the property and verify either compliance or non-compliance. CONCLUSIONES DE LEY.

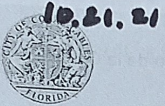
Fully vaccinated? Skip the face covering. Otherwise, please wear a mask inside. All Banfield Associates are required to wear a mask at all times. [Image of a face mask] Thank you for helping us stay safe. Banfield PET HOSPITAL



Banfield PET HOSPITAL

Oct 21, 2021 at 4:57 PM

GR



CITY OF CORAL GABLES
Code Enforcement Board
Enforcement Order

CE276973

The City of Coral Gables

10/20/2021

-vs-

91 7108 2133 3932 7044 2322

Case #: CE276973-041018

UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST
AVENTURA FL 33180

1250 S. DIXIE HWY

Address of Violation(s):
1250 S DIXIE HEY

CE276973

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:

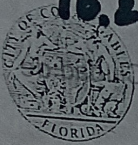
Upon complying, the Respondent(s) must notify Code Enforcement Officer **Gerardo Roman, 305 569-1821/ groman@coralgables.com**, who will inspect the property and verify either compliance or non-compliance.

CONCLUSIONES DE LEY

STAPLES

GR

10.21.21



CITY OF CORAL GABLES

CE276973

Code Enforcement Board
Enforcement Order

The City of Coral Gables

10/20/2021

-vs-

UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST
AVENTURA FL 33180

1250 S. DIXIE HWY

Case #: CE276973-041018

Address of Violation(s):
1250 S DIXIE HEY

CE276973

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

Oct 21, 2021 at 4:56 PM