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CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-26-04-27069

DATE/TIME ISSUED 4/26/2026 10:42	CODE INSPECTOR Salvador Sole	DEPARTMENT Code Enf.
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NAME OF VIOLATOR M O M REALTY CORP % P DAVIS PO BOX 560189 MIAMI, FL 33256	FOLIO 0341170050830 REPEAT VIOLATOR Yes No
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NAME OF REGISTERED AGENT (IF APPLICABLE):
RYAN KAPLAN

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
4/26/2026 AT 10:42 VIOLATION OF THE FOLLOWING SECTION(S) OF
CORAL GABLES CITY CODE WAS OBSERVED

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.

AT 60 CORAL WAY

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00. PLEASE CORRECT THE VIOLATION ON OR BEFORE 5/1/2026. YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR BEFORE 5/17/2026.

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

Violator: Posted
DATE: 04-26-26
04-26-26

04-26-2026 10:45 A

