



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

9589 0710 5270 4377 8155 09

9589 0710 5270 4377 8155 16

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 Salvador Sole 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 11-101.C. 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, 1st 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

07-22-2026 11:07 A



07-22-2026 11:07 A