



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

07/08/2022

91 7108 2133 3932 6526 9590

Summons to Appear

The City of Coral Gables
vs
TWJ 1505 LLC
100 S BISCAYNE BLVD 900
MIAMI FL 33131

Case #: CE308409-030422

Folio #: 03-4108-009-3730

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

122 MENORES AVE
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:

Violation of Coral Gables City Code.

“This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0369

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register Property as vacant on www.ProChamps.com.
2. Sections 250 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the structure by allowing: damaged and boarded window(s).
3. Sec. 8-108 (f) and (i) of the City Zoning Code, to wit: demolition by neglect of historic structures; by allowing deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors.

The following steps should be taken to correct the violation:

- Remedy:**
1. Register the Property as vacant on www.ProChamps.com and apply for, obtain, and pass final inspection on all required permits to maintain the Property.
 2. Apply for, obtain, and pass final inspection on all required permits to maintain the Property; to wit: repair the window.
 3. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

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 7/20/2022 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 7/20/2022 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

Amparo Quintana
Code Enforcement Officer
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