



CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 407 Biltmore Way, Suite 100

10/28/2021
 *1 7108 2133 3932 6526 1127
 Case #: CE207777-10290

Before the Code Enforcement Board
 in and for the City of Coral Gables
 Dade County, Florida

Summons to Appear

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

Folio #: 0341080093730

CE207777
122 Menores Ave.

You, as the Owner and/or Occupant of the premises at:
 122 MENORES AVE RD 25-09
 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:

City Code - Chapter 105 Minimum Housing

Exterior of property needs maintenance: Exterior walls, walkway, front steps, awning and roof are dirty.

The following steps should be taken to correct the violation:
 Remedy: Must clean and/or paint.
 Obtain approval and permit if necessary.

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 11/17/2021 at 9:30 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.

