

CITY OF CORAL GABLES **CE308513**
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100
 Case #: CE308513-031522
 31 7108 2333 3932 7229 2185
 03/26/2022 **V10**
Code Enforcement Violation Warning
 LEMANO INVESTMENTS LLC
 c/o BARBOSA LEGAL
 407 LINCOLN ROAD PH-NE
 MIAMI BEACH, FL 33159
 Folio #: 03-4120-006-1350

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 Case #: CE308513-031522
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 03/26/2022 **V10**
Code Enforcement Violation Warning
115 Frow Ave
 LEMANO INVESTMENTS LLC
 1900 N BAYSHORE DR 1A STE 120
 STE 120
 MIAMI FL 33132
 Folio #: 03-4120-006-1350

Dear Property Owner and/or Occupant:
 As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at 115 FROW AVE, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:
 Violation(s):
 • City Code - Chapter 105. Minimum Housing.
 TRA - Failure to maintain the premises free of litter

Code Enforcement Officer Comments: Raw sewage draining on property due to broken piping. Broken glass, wooden railings, and trash all over property.

The following steps should be taken to correct the violation:

Remedy: Must obtain approval and permit for repairs. Must replace/repair glass, wooden railings and keep property free of litter at all times.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 4/26/2022 to determine if corrective measures have been completed. If corrective measures have not been completed by 4/26/2022, a Notice of Violation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance.

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.

CITY OF CORAL GABLES, FLORIDA
 UNIFORM CIVIL VIOLATION NOTICE

Mar 26, 2022 at 9:37 AM