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**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

- 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](http://www.ProChamps.com).
- Sections 250 and 256 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the structure by allowing: damaged and boarded window(s).
- Sec. 8-106 (f) and (j) 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](http://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;  
 3. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, the window.

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:**