



05/2/2022
CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Case #: CE308409-030422

TWJ 1505 LLC
C/O JEROME HOLLO
REGISTERED AGPMY
100 S...

Notice of Violation

05/2/2022
CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Case #: CE308409-030422

TWJ 1505 LLC
100 S BISCAYNE BLVD, STE 900
MIAMI, FL 33131

Notice of Violation

Folio #: 03-4108-009-3730

Dear Property Owner and/or Occupant:
This letter constitutes a notice that a violation(s) exists on the premises at **122 MENORES AVE**, Coral Gables, FL.

- The following violations were found:
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:**
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.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **6/2/2022** to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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.

May 2, 2022 at 11:03 AM