



CFN: 20240670251 BOOK 34390 PAGE 358
DATE:09/03/2024 03:29:41 PM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

8/31/2024

Case Number: 00098509

CPJ PROPERTIES LLC
1 WEST END AVE 17H
NEW YORK NY 10023

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1 WEST END AVE 17H
NEW YORK NY 10023

CODE ENFORCEMENT ORDER - TEO

Subject Property: 2235 SW 15 ST
Folio: 0141100020230

Name of Violator(s): CPJ PROPERTIES LLC.

Location of Violation: 2235 SW 15 ST

Legal Description of the Property:

9-10 54 41 GRAPELAND SUB REV PB 3-196 E45FT OF LOT 25 LESS S5FT & LESS N15FT BLK 1 LOT SIZE 45.000 X 131

Violation Date/Time: 7/10/2024, 8:14 AM

Code Section(s) Violated: 2124 - Tree removal/relocation/trimming/root pruning without a permit (Homestead property). Any required mitigation must be completed prior to permit being finalized.. City Code sections 17-4, 17-10

Deadline for Compliance: 7/24/2024

Name of Inspector: Josseline Castillo

Office Address: 444 Southwest 2nd Avenue, 7th Floor: Miami, FL. 33130

Office Phone Number: (305) 416-2087

It is hereby ordered that the violator(s) shall pay to the City of Miami \$500.00, (initial civil penalty), and \$0.00, (cost for appeal hearing), totaling \$500.00.

Questions concerning the nature of the violation or how to correct the violation should be directed to the Code Enforcement Inspector, Josseline Castillo, at (305) 416-2087. Questions concerning this enforcement order or payment of fines should be directed to the Department of Hearing Boards at (305) 416-2030.

THIS ORDER SHALL CONSTITUTE A LIEN AGAINST THE VIOLATOR'S PROPERTY, REAL OR PERSONAL.

This is to certify that this is a true and correct copy, which has been officially filed and rendered on 8/31/2024 in the records of the City of Miami, Hearing Boards.

Prepared by:

Robert Santos-Alboma

Code Compliance Director

A handwritten signature in black ink, appearing to be "RS", is written over a horizontal line.