



**City of Coral Gables**  
Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

April 30, 2025

Case #:NOVI-24-01-4334

**RONALD THOMPSON &W LINDA  
739 ESCOBAR AVE  
CORAL GABLES, FL 33134-7013**

Folio #: 0341170041861

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

739 ESCOBAR AVE, Coral Gables, FL 33134---7013

The violation(s) found was:

**Floors, walls, ceilings and roofs**

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.;**  
**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.;**

**;**

**(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

**Sec. 105-278. - Floors, walls, ceilings and roofs.;**

**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.;**

**;**

**(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

**Code Enforcement Officer Comments: MINIMAL HOUSING - House paint is discolored, dirty walkway, dirty driveway, dirty sidewalk, CBS wall is discolored, garage door is rotted needs repair, roof is in disrepair needs restoration ( BLUE TARP).**

**The following steps should be taken to correct the violation:**

305-460-5291

[rmartinez@coralgables.com](mailto:rmartinez@coralgables.com)

**MINIMAL HOUSING - House walls are discolored and need to be cleaned and maintained, clean and maintain walkway, clean and maintain driveway, clean and maintained sidewalk as they are dirty and with mold, clean and maintenance CBS wall which is discolored, repair or restore garage door, repair or restore roof. ( Contact the PERMITS DEPARTMENT - email [applications@coralgables.com](mailto:applications@coralgables.com) or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s).**

**( Contact the PERMITS DEPARTMENT - email [applications@coralgables.com](mailto:applications@coralgables.com) or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s).**

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 5/30/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.



Martinez, Rose  
305-460-5291

[rmartinez@coralgables.com](mailto:rmartinez@coralgables.com)