



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

1/19/2023 4:36:08 PM

Case #:NOVI-22-11-1515

Notice of Violation

ORLANDO DE J CAPOTE
2915 COCONUT GROVE DR
CORAL GABLES, FL 33134-6802

Folio #: 0341170056230

Dear Property Owner and/or Occupant:

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

2915 COCONUT GROVE DR, Coral Gables, FL 33134-6802

The violation(s) found was:

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)

Code Enforcement Officer Comments: Chain link fence and awnings in disrepair. Exterior walls and walkway are dirty/discolored. Tarp placed on chain link fence.

The following steps should be taken to correct the violation:

Must repair awnings and chain link fence. Must remove tarp on chain link fence. Must clean and maintain walkway and exterior walls. Must obtain any and all necessary permits and inspections.

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 2/19/2023 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.

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 you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

786-385-5140

bseiva@coralgables.com

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