



**CITY OF CORAL GABLES**  
Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Summons to Appear

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Miami-Dade County, Florida

July 1, 2025

Case #: NOVI-24-01-4334

Folio: 0341170041861

The City of Coral Gables  
vs

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

Our records indicate that you, as the Owner and/or Occupant of the premises at:

**739 ESCOBAR AVE**

still are in violation of the following sections of the City Code of the City of Coral Gables:

**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)**

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

Remedy: 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).

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 07/16/2025 at 08:30 AM in the Commission Chambers, located at:

**City Hall  
405 Biltmore Way  
Coral Gables, FL 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:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

Rose Martinez

Code Enforcement Officer

305-460-5291

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

A handwritten signature in blue ink, appearing to read "Sandra F. Bishop", is written over a horizontal line.

Code Enforcement Board Clerk