

May 4, 2023



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, 2nd floor

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

7019 1640 0001 2642 6346

Summons to Appear

The City of Coral Gables
vs

Case #: NOVI-22-11-1515

ORLANDO DE J CAPOTE
2915 Coconut Grove Drive
Coral Gables, FL

Folio: 0341170056230

You, as the Owner and/or Occupant of the
premises at:

2915 Coconut Drive

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

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.

The following steps should be taken to correct the violation:

Remedy:

Must repair awning. Must repair chain link fence. Must obtain any and all necessary permits and inspections.

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 5/17/2023 at **8:30AM** in the Commission Chambers, located on the second floor of:

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.**

Brayan Selva Castillo
Code Enforcement Officer
bselva@coralgables.com
(786)-385-5140

Demi Sheppard

Code Enforcement Clerk