



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

October 4, 2025

Case #:NOVI-25-09-11607

**VALENCIA APARTMENTS LLC or
R/A: Luis Delgado
1441 BRICKELL AVE STE 1200
MIAMI, FL 33131**

Folio #: 0341170082480

Dear Property Owner and/or Occupant:

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

430 VALENCIA AVE, Coral Gables, FL 33134---5744

The violation(s) found was:

**Outdoor Lighting - Section 12-102. Outdoor lighting permitted with standards
Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting
grounds, outside lighting for security purposes and night lighting of commercial buildings, any of
which about residential areas shall be permitted under the following conditions:**

**A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration
of the**

**adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused
away from adjacent properties and will not be a nuisance to such adjacent properties.**

**B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties
shall not exceed one-half (1/2) foot-candle (vertical) and one-half (1/2) foot candle (horizontal)
illumination on adjacent properties.**

**Code Enforcement Officer Comments: White Lighting abiding property exceeding pass it's own
property line.**

The following steps should be taken to correct the violation:

Comply with Section 12-102

**Must ensure that lighting illumination has proper covering and is directed downward and
contained within property line and must not exceed pass the property line or change the lighting
color to yellow.**

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 10/18/2025 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.


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305-619-3082

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COM