

9/13/25, 3:42 PM

430 Valencia Ave

430 Valencia Ave Coral Gables FL 33134

United States



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to see or appeal
your citation?

Code Enforcement Violation Warning

Case #:NOVI-25-09-11607

Folio #: 0341170082480

September 13, 2025

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

Novi-25-09-11607

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

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

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

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.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 9/28/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 9/28/2025, a Notice of Violation and/or citation will be issued.

305-619-3082

CMARRERO@CORALGABLES.COM

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