



CITY OF CORAL GABLES
Code Enforcement Board
Enforcement Order

The City Of Coral Gables

9489 0090 0027 6516 2201 74

-vs-

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

Case #: **NOVI-22-11-1515**

Property Address:

2915 Coconut Grove Drive

Folio: 0341170056230

This cause having come before the Code Enforcement Board for Hearing on 6/21/23, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

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.

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.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 7/17/23, a fine of \$ 150.00 will be imposed for each day thereafter that any violation continues to exist.

Guilty/30 days to comply and 30 days to apply for permits as needed/\$150.00 a day fine/\$108.75 Administrative Fee

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance or non-compliance. 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.

Brayan Selva Castillo

Code Enforcement
bselva@coralgables.com
(786)-385-5140

Terri Sheppard

Code Enforcement Board Clerk