

July 27, 2023



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

## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, 2nd floor

9489 0090 0027 6516 8356 68

### Summons to Appear

The City of Coral Gables  
vs

Case #: NOVI-22-11-1515

Orlando De J Capote  
2915 Coconut Grove DR.  
Coral Gables, FL 33134-6802

Folio: 0341170056230

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

2915 Coconut Grove 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. Exterior walls and walkway are dirty/discolored. Tarp placed on chain link fence.

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

Remedy:

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.

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 **9/20/2023** 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**

*Dewi Sheppard*

Code Enforcement Clerk