



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Code Enforcement Violation Warning

April 21, 2025

Case #:NOVI-25-04-9915

**SUSANA LAY**  
2441 NW 93RD AVE STE 103  
DORAL, FL 33172-4800

Folio #: 0341170042540

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:

3600 LE JEUNE RD, Coral Gables, FL 33134---7111

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

**Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs.&#x0D;  
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.&#x0D;  
&#x0D;**  
(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:** House paint chipped and / or pealing, driveway(s) (front and side) cracked, awning is disrepair and torn, and maintain cleanliness of property. Must obtain permit(s) and all approvals if required to complete work.

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

**Repair chipped and peeling paint, repair driveway(s) (front and side) that are cracked, repair side awning that is disrepair and torn, and maintain cleanliness of property. Must obtain permit(s) and all approvals if required to complete work.**

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 5/22/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 5/22/2025, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Rose Martinez at 305-460-5291 for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

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Martinez, Rose  
305-460-5291

rmartinez@coralgables.com