



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

September 20, 2025

Case #:NOVI-25-09-11541

HUMBERTO AUBI TR
1100 MADRD ST
CORAL GABLES, FL 33134-2212

Folio #: 0341170084360

Dear Property Owner and/or Occupant:

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

406 MALAGA AVE, Coral Gables, FL 33134---6560

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 abut 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: Outdoor lighting was observed with glare and reflection extending beyond the property line.

The following steps should be taken to correct the violation:

Must install appropriate shielding or covering on the outdoor light fixture to ensure that illumination is directed downward and contained within the property line. Comply with Section 12-102

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 10/4/2025 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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COM