



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

7020 1290 0000 7521 8950



SCAN ME

Need to search or
appeal your citation?

Summons to Appear

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

October 28, 2025

Case #: NOVI-25-09-11607

Folio: 0341170082480

The City of Coral Gables
vs

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

Our records indicate that you, as the Owner and/or Occupant of the premises at:

430 VALENCIA AVE

still are in violation of the following sections of the City Code of the City of Coral Gables:

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 (½) foot-candle (vertical) and one-half (½) foot candle (horizontal) illumination on adjacent properties.

The following steps need to be taken to correct the violation:

Remedy: 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.

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 11/19/2025 at 08:30 AM in the Commission Chambers, located at:

**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:

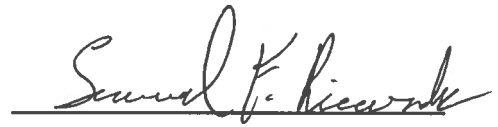
- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - The City Code requires that you replace the structure with a similar historically appropriate structure; and
 - The property will no longer qualify for an historic preservation tax exemption

Christopher Marrero

Code Enforcement Officer

305-619-3082

CMARRERO@CORALGABLES.COM

A handwritten signature in black ink, reading "Samuel F. Riccardi", written over a horizontal line.

Code Enforcement Board Clerk