



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Code Enforcement Violation Warning

November 13, 2023

Case #:NOVI-23-11-3761

**JUAN VIVANCO CALDERON**  
**2511 SAN DOMINGO ST**  
**CORAL GABLES, FL 33134**

Folio #: 0341180021630

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:

2511 SAN DOMINGO ST, Coral Gables, FL 33134---5560

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. 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: Roof, walkways, and sidewalk abutting property are dirty and discolored. Lamp in front yard is in disrepair. Tape on windows. Driveway is in disrepair.**

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

**Must clean roof, walkways and sidewalk abutting property. Must repair lamp in front yard. Must repair driveway. Must remove tape from windows. Must obtain all permit in approvals 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 12/13/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 12/13/2023, 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 the Code Enforcement Officer below 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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305-460-5388

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