



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

9489 0090 0027 6517 2708 02



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appeal your citation?

Summons to Appear

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

April 30, 2024

Case #: NOVI-23-11-3761

Folio: 0341180021630

The City of Coral Gables
vs

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

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

2511 SAN DOMINGO ST

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

**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)

The following steps should be taken to correct the violation:

Remedy: 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 and approvals to complete work.

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 5/15/2024 at 08:30 AM 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

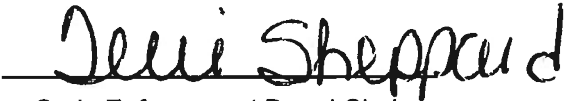
or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Kenneth Vilato

Code Enforcement Officer

305-460-5388

kvilato@coralgables.com


Code Enforcement Board Clerk