



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

May 8, 2025

Case #:NOVI-25-03-9543

**LETICIA I CARMONA LUIS M CARMONA**  
**419 ALHAMBRA CIR**  
**CORAL GABLES, FL 33134**

Folio #: 0341080010830

Dear Property Owner and/or Occupant:

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

419 ALHAMBRA CIR, Coral Gables, FL 33134---4901

The violation(s) found was:

**Duty of abutting property owners to repair (a) - Sec. 58-48. - Duty of abutting property owners to repair**

**(a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition.**

**(Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979)**

**Code Enforcement Officer Comments: Sidewalk and driveway in disrepair.**

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

**Must repair sidewalk and driveway. Apply for all necessary permits. Obtain approval and finalize. Comply with Sec. 58-48. (a)**

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 6/8/2025 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.

Young, Kesi  
305-561-1012

kyoung@coralgables.com