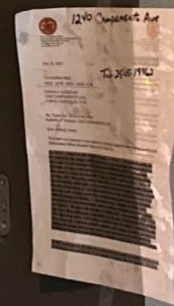


Jul 23, 2025 at 9:43:56 AM
1240 Campamento Ave
Coral Gables FL 33156
United States



07-23-2025 09:43 AM

Jul 23, 2025 at 9:43:51 AM
1240 Campamento Ave
Coral Gables FL 33156
United States



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Billmore Way, Suite 100
Coral Gables, FL 33134

1240 Campamento Ave



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Billmore Way, Suite 100
Coral Gables, FL 33134

July 22, 2025

TICKET 2505-19962

Via Certified Mail

7020 1290 0001 5683 6783

DIANA C ALBADAN
1240 CAMPAMENTO AVE
CORAL GABLES, FL 33156

Re: Ticket No: TICK-25-05-19962

Address of Violation: 1240 CAMPAMENTO AVE

Dear property owner,

This letter is in response to your request or a hearing to appeal the above citation, issued by Code Enforcement Officer Kenneth Vilato on 6/17/2025 for:

Sec. 82-29. - Section 10-106. Visibility triangles. A. General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two feet and a half (2½) feet and eight (8) feet above the established grade. B. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets, the legs of the triangle of visibility shall be as follows: 1. Be ten (10) feet long; and 2. Meet at the point of intersection of the driveway and the property line (flare) the point of intersection of a line that extends from the edge of the triangle of visibility. 3. Meet at travel lane of the abutting street (flare) the point of intersection of the driveway and the closest within the triangle of visibility. C. Street intersections. Triangles of visibility shall be maintained at all street intersections within or abutting residential and special use districts (see Figure C). The legs of the triangles of visibility shall: 1. Be a minimum of thirty (30) feet long; and 2. Meet at the point of intersection of a line that extends from the edge of the triangle of visibility. D. In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

TO WTF: Landscape on city right of way obstructing the triangle of visibility at the intersection of Campamento Ave and Romero St. All triangles of visibility that are required by this Section