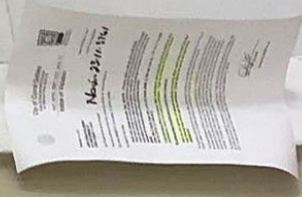


2511



12-14-2023 09:49 AM

City of Coral Gables
Code Enforcement Division
427 Baltimore Way, Suite 100

9449 0070 0027 6437 6215 77

Notice of Violation



December 14, 2023

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

Case #ACV-23-11-3761

Photo # 6341180081630

Novi-23-11-3761

Dear Property Owner and/or Occupant:

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

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

The violation(s) found was:

Floors, walls, ceilings and roofs - Sec. 105-276. - Floors, walls, ceilings and roofs & 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. & s00;
& s00;
(Code 1958, § 16A-38; Code 1991, § 12-176; Code 2006, § 105-259; Ord. No. 1142, § 4.6, 7-14-1999;
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 and approvals to
complete work.

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 1/13/2024 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.

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 Office below for additional assistance or the Code Enforcement Hotline at 305-441-
6777, or see us in person at 427 Baltimore Way, 2nd Floor, Coral Gables FL 33134.

Juan Vivanco Calderon
305-460-6368
lvivanco@coralgables.com