



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

July 22, 2025

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 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 outs and abutting public right-of-way are included within the triangle of visibility). 3. Meet at the point of intersection of a line that extends from the edge of the driveway and the closest travel lane of the abutting street (flare outs and abutting public right-of-way are included 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 pavement of the intersecting streets (curb radii are included within 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 WIT: 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



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shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade. Daily fine of \$100, if not complied by 06/23/25.

Your case has been scheduled to be reviewed by the hearing officer on Wednesday, August 6, 2025. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1st Floor Conference Room, 427 Biltmore Way, Coral Gables, Florida 33134.

At that time, you should be prepared to present all evidence in your defense. You have the right to obtain an attorney, at your own expense, to represent you at the hearing.

Failure to appear at the hearing may result in a guilty by default finding by the hearing officer. If you are found guilty, please be advised an administrative fee of \$108.75 will be assessed in addition to the amount of the citation.

Requests for continuance must be received in writing at least (10) ten days prior to the hearing and should include sufficient explanation with regards to the continuance request.

Please be advised that if someone other than the property owner, who was given the above referenced citation will be requesting an appeal or responding before the ticket hearing officer, he or she must provide at the time of the appeal or at time of the hearing a power of attorney from the person who was issued the citation. The power of attorney must be specific, reference the citation number, name the person who will be responding and be signed and notarized. If the property cited is owned by a corporation, a copy of the corporate resolution or minutes identifying that the person who signed the power of attorney is required.

Please make arrangements to comply with these requirements prior to attending the hearing. If you have any questions or are requesting a continuance, please contact: (305) 460-5266.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel F. Piccardo", is written over a horizontal line.

Samuel F. Piccardo

NOTE: IF YOU SHOULD NEED A TRANSLATOR, YOU MUST BRING ONE AT YOUR EXPENSE.

NOTA: SI USTED NECESITA UN TRADUCTOR, USTED DEBE TRAER UNO CON USTED A SU COSTO.