



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

December 14, 2023

Case #:NOVI-23-11-3761

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

Folio #: 0341180021630

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. 105-278. - 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)

**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 1/13/2023 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 Officer below for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vilato, Kenneth  
305-460-5388

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