

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

INSTRUCTIONS

Ticket #: TICK-25-05-19962

DATE/TIME ISSUED CODE INSPECTOR DEPARTMENT
6/17/2025 11:32 **Kenneth Vilato** **Code Enf.**

NAME OF VIOLATOR FOLIO
DIANA C ALBADAN **0351180050640**
1240 CAMPAMENTO AVE
CORAL GABLES, FL 33156

REPEAT VIOLATOR
Yes No

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
6/17/2025 AT **11:32** VIOLATION OF THE FOLLOWING SECTION(S) OF
CORAL GABLES CITY CODE WAS OBSERVED

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 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.

AT **1240 CAMPAMENTO AVE**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **100.00** PLEASE CORRECT THE VIOLATION ON OR BEFORE **6/22/2025** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR BEFORE **7/8/2025**

PAYMENTS AND REQUEST FOR HEARING SHOULD BE MADE TO:

CITY OF CORAL GABLES
CLERK OF THE CODE ENFORCEMENT BOARD
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 341549
CORAL GABLES, FLORIDA 33114
(305) 441-5777

HEARING WILL BE SET NO SOONER THAN TWENTY (20) DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.

YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR OWN BEHALF.

YOU WILL BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING UPON A FINDING OF GUILT.

LIENS IN THE AMOUNT OF UNPAID PENALTIES WILL BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND WILL BE FORECLOSED UPON.

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

THE FILING OF A REQUEST FOR AN ADMINISTRATIVE HEARING WILL NOT HALT THE ACCRUAL OF CONTINUING VIOLATION.

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.



I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR

DATE

CODE ENFORCEMENT OFFICER

DATE

Kenneth Vilato
305-460-5388
kvilato@coralgables.com

Need to search or
appeal your citation?

Frequently Called Numbers

Development Svcs Reception	305-460-5245
Code Enforcement Division	305-441-5777
Code Enforcement Board	305-441-5777
Ticket Appeal	305-441-5777
Building Director	305-476-7239
Building Official	305-460-5242
Electrical Official	305-460-5256
Plumbing Official	305-460-5259
Mechanical Official	305-460-5243
Zoning Information	305-460-5212
Fire Marshall	305-460-5581
Board of Architects.....	305-476-7215
Construction Regulation Board.....	305-460-5250
Records	305-460-5262
Cert.of Use	305-460-5269
Planning & Zoning	305-460-5211
Public Works Department	305-460-5000
Historic Preservation Dept.....	305-722-8715

General Instructions:

The City of Coral Gables is authorized to enforce codes and ordinances under the provision of Florida Statute Chapter 162 part II and establishing procedures for implementations of such provisions.

Please read this option information carefully:

If you disagree with the charge and wish to have an administrative hearing before a hearing officer, this request must be postmarked prior to the time indicated on the citation. Please fully complete and mail the authorized form on the other side and you will be notified by mail of the date and time in which you must appear at the hearing.

If you are found guilty by the hearing officer, there is a \$108.75 administrative cost that will be assessed in addition to the fine. (Ordinance No. 2015-17)



Vilato, Kenneth