



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

March 25, 2024

Case #:NOVI-24-02-5038

**2093 US HIGHWAY 92 LLC  
1412 BROADWAY FL# 3  
NEW YORK, NY 10018**

Folio #: 0341170051020

Dear Property Owner and/or Occupant:

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

2501 GALIANO ST, Coral Gables, FL 33134---6111

The violation(s) found was:

**Duty of abutting property owners to repair (a) - Sec. 58-48. - Duty of abutting property owners to repair**

**(a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition.**

**(Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979)**

**Code Enforcement Officer Comments: A section of the sidewalk abutting the property - to include folio # 03-4117-005-1010 - along the east side of Galiano Street is cracked and must be repaired with a permit.**

**The following steps should be taken to correct the violation:**

**Comply with Sec. 58-48. (a) - apply for and obtain a permit to repair damaged section of the sidewalk abutting the property - ( to include folio # 03-4117-005-1010 )along the east side of Galiano Street. Contact public works department at PWdepartment@coralgables.com or call 305-460-5000.**

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 4/25/2024 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 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.

  
Vazquez, Thomas

tvazquez@coralgables.com