



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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Code Enforcement Violation Warning

May 28, 2025

Case #:TICK-25-05-19962

DIANA C ALBADAN
1240 CAMPAMENTO AVE
CORAL GABLES, FL 33156

Folio #: 0351180050640

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

1240 CAMPAMENTO AVE, Coral Gables, FL 33156---6307

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Triangle of Visibility - 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.

Code Enforcement Officer Comments: Landscape on city right of way obstructing the triangle of visibility at the intersection of Campamento Ave and Romero St

The following steps should be taken to correct the violation:

305-460-5388

kvilato@coralgables.com

Comply with Section 10-106 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.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 6/10/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 6/10/2025, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call Kenneth Vilato at 305-460-5388 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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