

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Agenda - Final Revised**

**Wednesday, July 2, 2025**

**9:00 AM**

**<https://us06web.zoom.us/j/82004327867>**

**427 Biltmore Way, First Floor Conference Room**

**Code Enforcement Ticket Hearing**

<https://us06web.zoom.us/j/82004327867>

## CALL TO ORDER

## PUBLIC HEARING

### *SWEARING IN OF INTERESTED PARTIES*

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

**NEW CASES**

**TICK-25-04-19** **361 CORAL WAY** **\$500.00**  
**554**

Violation Description - Sec. 62-153. - Removal of obstructions(b).  
(b)Written notice shall be given to the owner of the abutting property to remove any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction within ten days of receipt of the written notice, the city shall then perform the necessary removal operations and shall assess the cost of said removal against the property. Such assessment, if not paid, shall become a lien against the property. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988).

To Wit - Obstruction Of ROW - Alley was blocked with tent and BBQ.

Remedy - Cease and desist.

Owner / Violator - 361 MIRACLE MILE LLC

Code Enforcement Officer Avino

TICK-25-05-19 **234 SANTILLANE AVE**  
911

**\$500.00**

Violation Description - Prohibited disposition of trash, clean yard waste, refuse and wastes. a) It shall be unlawful for any person to deposit or directly or indirectly cause to be deposited, household refuse, clean yard waste, garbage, land-clearing debris, white goods, noncombustible refuse or industrial wastes upon any lot or premises, whether vacant or improved, occupied or unoccupied or upon any other lot or premises, or street, plaza, alley, park, parkway, center parkway or in any canal, waterway, lake or pool within the city, if said materials were generated outside of the city or other than as provided elsewhere in this division. Violation of this section shall be subject to the remedies herein provided and, where applicable, the remedies provided in F.S. ch. 403, including F.S. § 403.413.(b) Any person violating the provisions of this section shall be guilty of an offense, and upon conviction, shall be punished as provided in section 1-7. (Code 1991, § 21-52; Code 2006, § 54-154; Ord. No. 3033, § 1, 7-20-1993; Ord. No. O-2004-12, § 1, 3-9-2004).

To Wit - Illegal dumping caught on street camera with possible hazard (mirror) dumped on swale.

Remedy - Must remove.

Owner / Violator - Jose Garcia, Emma Garcia

Code Enforcement Officer Sole

**TICK-25-05-19 86 CORAL WAY**  
**915****\$200.00**

Violation Description - Sec. 54-145. - Deposits of garbage upon vacant lots, streets, alleys, etc., prohibited; permit required to transport over streets or alleys.(b)It shall be unlawful to deposit garbage upon any vacant, occupied or unoccupied premises, or upon any street, alley, parkway or park, or in any canal, waterway, rock pit, pool or lake, within the city. No person shall transport garbage through or over the streets or alleys of the city without having first secured a license therefore.(Code 1991, § 21-50; Code 2006, § 54-152; Ord. No. 3033, § 1, 7-20-1993).

To Wit - Overflow of dumpster in alleyway.

Remedy - Must maintain trash inside containers at all times.

Owner / Violator - MIRACLE CENTER

Code Enforcement Officer Marrero

**TICK-25-03-19 1252 OBISPO AVE**  
**476****\$100.00**

Violation Description - Sec. 82-5. - Protective guards when building or repairing. In the erection or repairing of any building or structure, the owner thereof shall place such guards around all nearby trees, shrubs, orchids, or vines in a public street, city right-of-way, or park, as shall effectually prevent injury to them. (Code 1958, § 34-3; Code 1991, § 27-3; Code 2006, § 82-3; Ord. No. 6, § 3, 8-3-1925; Ord. No. 2014-12, § 2, 5-27-2014)

To Wit - Tree protection knocked down.

Remedy - Prohibited. Comply with City Code section 82-5. - Must install and maintain tree protection on tree(s) on right of way and private property.

Owner / Violator - Ramesh C Airan &W Aruna R

Code Enforcement Officer Selva Castillo

**TICK-25-04-19 1252 OBISPO AVE \$500.00**  
**529**

Violation Description - Sec. 62-153. - Removal of obstructions(c). If any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city creates an emergency situation involving potential danger to the health, safety, and welfare of the community, the city shall perform removal operations immediately, thus eliminating the emergency, and shall assess the cost of such removal against the property. Such assessment, if not paid, shall become a lien against the property. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62- 133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26- 1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24- 1988).

To Wit: Immediately remove obstruction(Rebar) from right of way.

Remedy - Immediately remove obstruction(Rebar) from right of way.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer - Selva Castillo

**TICK-25-04-19 7133 LAGO DR W \$500.00**  
**533**

Violation Description - Sec. 62-153. - Removal of obstructions(c). If any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city creates an emergency situation involving potential danger to the health, safety, and welfare of the community, the city shall perform removal operations immediately, thus eliminating the emergency, and shall assess the cost of such removal against the property. Such assessment, if not paid, shall become a lien against the property. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62- 133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26- 1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24- 1988).

To Wit - Large landscaping boulders on city right of way. Must remove obstruction from right of way immediately.

Remedy - Must remove obstruction from right of way immediately.

Owner / Violator - Ahmet Aydin Acar

Code Enforcement Officer Vilato

**TICK-25-05-19 8245 LOS PINOS CIR \$1,000.00**  
**777**

Violation Description - Sec. 82-29. - Permits generally.(c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

To Wit - Cut two city Live Oak trees, On Right Of Way without a permit.

Remedy - Cease and desist.

Owner / Violator - Martel Mata / MARTEL LANDSCAPE DESIGN LLC

Code Enforcement Officer Vilato

**TICK-25-05-19 12631 RAMIRO ST \$1,000.00**  
**953**

Violation Description - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit.(Ord. No. 2017-45, § 2(Att. A), 12-5-2017.

To Wit - Cut two trees on private property improperly and without a permit.

Remedy - Must obtain an after-the-fact permit for cutting of the two trees and submit an arborist report as to the viability and any prescription necessary. Must contact PW Green space for additional requirements 305-460-5000.

Owner / Violator - Louis Toledo

Code Enforcement Officer Vilato

TICK-25-04-19 **5740 MICHELANGELO ST**  
718

**\$1,000.00**

VIOLATION DESCRIPTION - Sec. 82-29. - Permits generally.  
(a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

TO WIT - Must obtain after the fact tree pruning permit. Must obtain arborist report stating tree size, species, condition and prescription needed. Please contact Public Works Greenspace division for further guidance (305) 460-5131. Obtain all necessary permits as per Chapter 82-29(a)

REMEDY - Must obtain after the fact tree pruning permit. Must obtain arborist report stating tree size, species, condition and prescription needed.

OWNER / VIOLATOR - JULISSA RODRIGUEZ

CODE ENFORCEMENT OFFICER LUZARRAGA



**TICK-25-05-19 6636 RIVIERA DR \$500.00**  
**785**

Violation Description - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit.(Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

To Wit - Improper pruning of tree.

Remedy - Must obtain arborist report and permit for cut tree (tree on the waterway side).

Owner / Violator - Evelyn Azel

Code Enforcement Officer Luzarraga

**TICK-25-04-19 840 S ALHAMBRA CIR 300 \$500.00**  
**688**

Violation Description - Sec. 82-29. - Permits generally.(a) Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017) - Must obtain after the fact tree pruning permit on private property. Must obtain arborist report specifying tree species, size and viability.

To Wit - Tree pruning without a permit. Must obtain after the fact tree pruning permit on private property. Must obtain arborist report specifying tree species, size and viability.

Remedy - Must obtain after the fact tree pruning permit on private property.

Owner / Violator - William Candela

Code Enforcement Officer Luzarraga

[TICK-25-05-19](#) **1131 MANATI AVE** **\$500.00**  
[918](#)

Violation Description - Sec. 82-29. - Permits generally.(d) Pruning of trees on private property. Pruning tree limbs ten inches or more in diameter on private property requires a tree permit from the tree preservation agency. Pruning of branches four inches in diameter or greater must be done by a qualified tree trimmer. Pruning of trees may also be done by the property owner with assistance as needed by assisting labor.(Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

To Wit - Cutting of Oak tree on private property without permit.

Remedy - Must obtain after the fact permit and arborist report as specified in article 82-29 of the City of Coral Gables Zoning code.

Owner / Violator - Antonio Friguls

Code Enforcement Officer Luzarraga

## ADJOURNMENT

### NOTE

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.*

*Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.*