

City of Coral Gables



Agenda - Final

Wednesday, August 5, 2026

9:00 AM

427 Biltmore Way, First Floor Conference Room

Code Enforcement Ticket Hearing

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

CALL TO ORDER

ROLL CALL

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-26-04-25 5001 MAGGIORE STREET
725**

Violation Description - Section 2-101 - Single-Family Residential (SFR) District. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree lined streets and architecture of compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.

Code Enforcement Officer Comments - Short term rental prohibited. IMMEDIATE DAILY RUNNING FINE OF \$500 PER DAY UNTIL COMPLIANCE IS ACHIEVED. REPEAT OFFENDER.

Remedy -A). Remove all website(s) and advertisement(s) for rentals less than six months. B). Cease and desist sleeping accommodations for daily weekly and/or month-to-month transient guest(s). C). Provide compliant leases or register as vacant property. D.1). Property owner(s) must meet with director to review all above. D.2). City attorney's office may be included on an as needed basis to discuss actions taken.

Owner - ENRIQUETA F CASTANEDA

Code Enforcement Officer Marrero

[TICK-26-06-32](#) 3247 RIVIERA DRIVE (\$500.00)
290

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)

Code Enforcement Officer Comments - Obstruction on the right of way including rebar.

Remedy - Must immediately remove obstruction from the right of way.

Owner - JASON D HERTZBERG TRS

Code Enforcement Officer Young

TICK-26-01-22 625 TIZIANO AVENUE
176

(\$500.00)

Violation Description - Permits generally (c) - Tree Abuse - 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).

Code Enforcement Officer Comments - Improper pruning (topping) of Sea Grape. Must obtain certified arborist report that includes a restoration plan. Must obtain " after the fact" permit for pruning of Sea Grape on private property. Comply with Section 82-29. For further information regarding permitting, please contact Public Works, Green space department at 305-460-5000 .

Remedy - Must obtain certified arborist report that includes a restoration plan. Must obtain " after the fact" permit for pruning of Sea Grape on private property. Comply with Section 82-29 .

Owner - SCOTT & LILIANA KRAVETZ

Code Enforcement Officer Luzarraga

TICK-26-04-27 **60 CORAL WAY** **(\$100.00)**
069

Violation Description - Section 11-108. Location in show windows, display windows, door or other windows. No sign bearing a commercial message, which is visible from the exterior of the building, shall be located or displayed in or from any show window, display window, or door or other window when such sign is so designed or displayed so as to attract attention from the exterior of the building except that: A. Temporary paper signs will be permitted as provided under Section 11-101. C. B. Permanent signs shall be permitted to be installed or affixed to or painted upon any show window, display window, or door or other window as provided for elsewhere in this article as shall be approved by the Board of Architects. C. The foregoing shall not prohibit the use of bona fide price tags when such tags are affixed to or attached to merchandise displayed for sale, providing that the size and number of such signs shall be aesthetically in keeping with the building as shall be approved by the Board of Architects.

Code Enforcement Officer Comments - Flashing neon sign on storefront window

Remedy - Remove neon sign. Comply with Section 11-108.

Owner - M O M REALTY CORP % P DAVIS or R/A: RYAN KAPLAN

Code Enforcement Officer Sole

HISTORICAL PROPERTIES

[TICK-26-07-32](#) **131 ZAMORA AVENUE**
[577](#)

Violation Description - Section 2-101 - Single-Family Residential (SFR) District. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree lined streets and architecture of compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.

Code Enforcement Officer Comments - Short term rental prohibited. DAILY RUNNING FINE OF \$250 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

Remedy - A) . Remove all website(s) and advertisement(s) for rentals less than six months. B). Cease and desist sleeping accommodations for daily weekly and/or month-to month transient guest(s). C). Provide compliant leases or register as vacant property. D.1). Property owner(s) must meet with director to review all above. D.2). City attorneys office may be included on and as needed basis to discuss actions taken. Comply with Zoning Code Section 2-101(a).

Owner - 3 MARTINEZ PARTNERS LLC or R/A: AVELINO MARTINEZ

Code Enforcement Officer Sole

DISCUSSION ITEMS

ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission 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 with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722