

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

INSTRUCTIONS

Ticket #: TICK-26-01-22225

DATE/TIME ISSUED 1/13/2026 13:11 CODE INSPECTOR **Ignacio Luzarraga** DEPARTMENT **Code Enf.**

NAME OF VIOLATOR **Santurce Estate LLC Michael Rodriguez** FOLIO **0341320051390**
5120 SW 112th AVE REPEAT VIOLATOR
Miami, FL 33165 **Yes No**

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE **1/13/2026** AT **13:11** VIOLATION OF THE FOLLOWING SECTION(S) OF CORAL GABLES CITY CODE WAS OBSERVED

Section 3-308. Swimming pool and/or spa
E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.
F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.

TO WIT:
Obtain proper pool enclosure. Gate does not comply with protective pool barrier requirements. No kiddie net present at the time of inspection. \$250 daily running fine until compliance is fully achieved.

AT **600 SANTURCE AVE**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **250.00** PLEASE CORRECT THE VIOLATION ON OR BEFORE **1/13/2026** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR BEFORE **2/3/2026**

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 _____

Ignacio Luzarraga
561-980-5082
iluzarraga@coralgables.com

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.

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



SCAN ME

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)



Luzarraga, Ignacio