



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

January 21, 2026

Case #:NOVI-25-11-12045

RAFAEL POLEO ISAVA
906 PALERMO AVE
Coral Gables, FL 33134

Folio #: 0341180040870

Dear Property Owner and/or Occupant:

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

906 PALERMO AVE, Coral Gables, FL 33134---4850

The violation(s) found was:

305-460-5291

rmartinez@coralgables.com

Landscaping - General Requirements - Maintenance

Landscaping - Plant Materials - Ground cover - Section 6-103

- a. All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit.
- b. All planting areas shall be kept free from refuse and debris.
- c. All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade.
- d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute.
- e. Trees shall be pruned in the following manner:
 - i. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.
 - iii. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - iv. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - v. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade County Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.
 - vi. Hatracking of trees shall be prohibited.

Section 6-103. Landscape general requirements

- v. **Ground cover.** A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one-hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

Code Enforcement Officer Comments: Missing ground cover.

Must have ground cover / sod.

The following steps should be taken to correct the violation:

Comply with Section 6-103, Section 6. Plant materials, Sub-section V
** Must have ground cover on property and remove all rocks/ gravel.**

Please contact Greenspace - 305-569-1857 - vhernandez@coralgables.com

Comply with Section 6-103, Section A. Maintenance, Sub-section 5. **Must have ground cover / sod, on city swale.**

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 2/21/2025 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.

305-460-5291

rmartinez@coralgables.com

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.



Martinez, Rose
305-460-5291

rmartinez@coralgables.com