

# CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-03-19402

DATE/TIME ISSUED      CODE INSPECTOR      DEPARTMENT  
**3/10/2025 17:22**      **Kesi Young**      **Code Enf.**

NAME OF VIOLATOR	FOLIO
<b>SERGIO L SANTANA JR</b>	<b>0341080030050</b>
<b>SANTANA JR</b>	
<b>520 MENDOZA AVE</b>	REPEAT VIOLATOR
<b>Coral Gables, FL 33134-3816</b>	<b>Yes      No</b>

NAME OF REGISTERED AGENT (IF APPLICABLE):  
\_\_\_\_\_

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
**3/10/2025** AT **17:22** VIOLATION OF THE FOLLOWING SECTION(S) OF  
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 62-153. - Removal of obstructions(a).

(a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7.

(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 on the Right of way including cardboard box with broken glass. Must immediately remove obstruction from the right of way. 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.**

AT **520 MENDOZA AVE**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **500.00** PLEASE CORRECT THE VIOLATION  
ON OR BEFORE **3/10/2025** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING  
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR  
BEFORE **3/31/2025**

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 \_\_\_\_\_

## INSTRUCTIONS

### 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.**

**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.**

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



SCAN ME

CODE ENFORCEMENT OFFICER

DATE

Kesi Young  
305-561-1012  
kyoung@coralgables.com

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)