

Mar 17, 2026 at 1:20:57 PM  
755 Blue Rd  
Coral Gables FL 33146  
United States

755 Blue Rd

**CITY OF CORAL GABLES, FLORIDA  
UNIFORM CIVIL VIOLATION NOTICE**

**INSTRUCTIONS**

Ticket #: TICK-26-03-23818

DATE/TIME ISSUED: **3/17/2026 13:05** CODE INSPECTOR: **Christopher Marrero** DEPARTMENT: **Code Enf.**

NAME OF VIOLATOR: **KEVIN NEAL ANNICK IWANOWSKI** FOLIO: **0341200222660**

ADDRESS: **755 BLUE RD  
CORAL GABLES, FL 33146** REPEAT VIOLATOR: **Yes No**

NAME OF REGISTERED AGENT (IF APPLICABLE):

**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.**

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
**3/17/2026** AT **13:05** VIOLATION OF THE FOLLOWING SECTION(S) OF  
CORAL GABLES CITY CODE WAS OBSERVED

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:

**Boulders obstructing the city Right of Way swale,  
that's abutting your private property. Must immediately  
remove boulders from the City Right of Way or a daily  
running fine of \$500 will commence the day after  
compliance due date.**

AT **755 BLUE RD**

YOU SHALL PAY THE CIVIL PENALTY OF: **500.00** PLEASE CORRECT THE VIOLATION  
ON OR BEFORE **3/22/2026** YOU MAY REQUEST AN ADMINISTRATIVE HEARING  
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR  
BEFORE **4/7/2026**

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.

**Posted**  
VIOLATOR: **[Signature]**  
CODE ENFORCEMENT OFFICER:

DATE: **3/17/26**  
DATE: **3/17/26**

Christopher Marrero  
305-619-3082  
Cmarrero@coralgables.com

TICK-26-03-23818



SCAN ME

Need to search or  
appeal your citation?

03-17-2026 01:20 PM

Mar 17, 2026 at 1:21:03 PM

755 Blue Rd  
Coral Gables FL 33146  
United States

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03-17-2026 01:21 PM