

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Agenda - Final

Wednesday, August 6, 2025

9:00 AM

427 Biltmore Way, First Floor Conference Room

Code Enforcement Ticket Hearing

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

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

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-25-06-20](#) **440 ROSARO AVE** **\$250.00**
[116](#)

Violation Description - Violations; penalties - POD - Sec. 105-462. - Violations; penalties. (A) It shall be unlawful for any person to place or permit the placement of a portable storage unit who owns, rents, occupies, or controls without first obtaining a site permit and approval from the zoning administrator or his or her designee. It shall be unlawful for any owner/operator of a portable storage unit on a site within the city without first obtaining a zoning permit from development services department. The schedule of penalties for violations of this section shall be as provided in section 1-7. (B) Each day that any such portable storage unit remains at a site in violation of the provisions of this section shall constitute a separate violation against the portable storage unit company and against any person who owns, rents, occupies, or otherwise controls the site. It shall be unlawful for a portable storage unit to remain at a site in excess of the time periods permitted under this section. Each day that any such portable unit remains at the site in violation of this section shall constitute a fine against the portable storage unit company, and, against any person who owns, rents, occupies, or otherwise controls the site, jointly and severally. (Code 2006, § 105-377; Ord. No. 2005-25, § 2(6-1(G)), 9-13-2005).

Code Enforcement Officer Comments - Portable Storage placed in driveway of private property without a permit.

Remedy - Remove completely from property or obtain after the fact permit for Portable Storage.

Owner - JUDITH C BACK TRS / JUDITH C BACK TRUST

Code Enforcement Officer Marrero

TICK-25-06-20 **23 MAJORCA AVE** **\$1,000.00**
096

Violation Description - Permits generally(d) - Pruning on private property - Sec. 82-29. - Permits generally. (D) Pruning of trees on private property. Pruning tree limbs ten inches or more in diameter on private property requires a tree permit from the tree preservation agency. Pruning of branches four inches in diameter or greater must be done by a qualified tree trimmer. Pruning of trees may also be done by the property owner with assistance as needed by assisting labor.

Code Enforcement Officer Comments - Improper pruning of 2 on abiding private property trees without approval and permit. Tree Abuse: Improper pruning of tree on privately property. Must contact green space division at (305) 460-5000 (PW & GS) for additional requirements.

Remedy - Improper pruning of 2 on abiding private property trees without approval and permit. Tree Abuse: Improper pruning of tree on privately property. Must contact green space division at (305) 460-5000 (PW & GS) for additional requirements.

Owner - D & E LAND HOLDINGS II LLC or R/A: DIANE VENZER

Code Enforcement Officer Sole

TICK-25-06-20 23 MAJORCA AVE \$1,000.00
095

Violation Description - Permits generally(d) - Pruning on private property - Sec. 82-29. - Permits generally. (d)Pruning of trees on private property. Pruning tree limbs ten inches or more in diameter on private property requires a tree permit from the tree preservation agency. Pruning of branches four inches in diameter or greater must be done by a qualified tree trimmer. Pruning of trees may also be done by the property owner with assistance as needed by assisting labor.

Code Enforcement Officer Comments - Improper pruning of two abiding properties trees. Over twenty percent of canopy removed.

Remedy - Obtain all necessary permits as per Chapter 82-29.

Owner - Jesus Gonzalez or R/A: GREEN TORO GROUP JESUS GONZALEZ

Code Enforcement Officer Barcenas

TICK-25-06-20 7120 MIRA FLORES AVE \$2,000.00
187

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

Code Enforcement Officer Comments - Landscaper cut four Black olive trees on city right of way improperly and without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for cutting trees on city right of way. Must submit a certified arborist report stating the viability of the trees and any prescription necessary.

Owner - ESCOBAR BROTHERS LANDSCAPE & DESIGN INC

Code Enforcement Officer Vilato

[TICK-25-05-19](#) **1240 CAMPAMENTO AVE** **\$1,400.00**
[962](#)

Violation Description - Triangle of Visibility - Section 10-106. Visibility triangles. A. General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade. B. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets, the legs of the triangle of visibility shall be as follows: 1. Be ten (10) feet long; and 2. Meet at the point of intersection of the driveway and the property line (flare outs and abutting public right-of-way are included within the triangle of visibility). 3. Meet at the point of intersection of a line that extends from the edge of the driveway and the closest travel lane of the abutting street (flare outs and abutting public right-of-way are included within the triangle of visibility). C. Street intersections. Triangles of visibility shall be maintained at all street intersections within or abutting residential and special use districts (see Figure C). The legs of the triangles of visibility shall: 1. Be a minimum of thirty (30) feet long; and 2. Meet at the point of intersection of a line that extends from the edge of pavement of the intersecting streets (curb radii are included within the triangle of visibility) D. In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

Code Enforcement Officer Comments - Landscape on city right of way obstructing the triangle of visibility at the intersection of Campamento Ave and Romero St. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade. Daily fine of \$100, if not complied by 06/23/25.

Remedy - Comply with Section 10-106 All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.

Owner - DIANA C ALBADAN

Code Enforcement Officer Vilato

[TICK-25-05-19](#) **1718 COSTADO ST** **\$500.00**
[971](#)

Violation Description - Removal of obstructions Section. A - 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)

Code Enforcement Officer Comments - Obstruction on the right of way including construction debris with nails. Must immediately remove construction debris. If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction 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.

Remedy - Must immediately remove construction debris. If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction 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.

Owner - Tiffany Alexandra Bustamante Peter Eckhoff Jr.

Code Enforcement Officer Young

[TICK-25-05-19](#) **1718 COSTADO ST** **\$100.00**
[964](#)

Violation Description - Segregation of recyclable material 54-149 - Sec. 54-149. - Segregation of recyclable material. (a)All recyclable material, as defined in section 54-86, shall be placed in the household recycling container provided by the city and placed out for collection immediately adjacent to each resident's garbage container.(b)It shall be a violation of this division for any person, firm, or corporation not authorized by the city manager to collect or remove any recyclable material specifically placed for collection in the recycling program as provided for herein. (Code 1991, § 21-54; Code 2006, § 54-156; Ord. No. 3033, § 1, 7-20-1993)

Code Enforcement Officer Comments - Cardboard boxes. Must immediately remove boxes from the right of way,flatten and place all recyclables on private property with recycling containers.

Remedy - Must immediately remove boxes from the right of way, flatten and place all recyclables on private property with recycling containers.

Owner - Tiffany Alexandra Bustamante Peter Eckhoff Jr.

Code Enforcement Officer Young

TICK-23-12-15 501 MAJORCA AVENUE \$500.00
624

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, § 62133; 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/ pieces of wood with nails.

Remedy - Immediately remove obstruction from the right of way.

Owner/Violator- Savario H Wells III & Jennifer B Marks

Code Enforcement Officer Young

CONTINUED CASES**HISTORIC CASES****STATUS CASES****DISCUSSION ITEMS****ADJOURNMENT****NOTE**

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board 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, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.