



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

April 21, 2025

91 7108 2133 3932 6521 4064

Via Certified Mail

SERGIO L SANTANA JR SANTANA JR
520 MENDOZA AVE
CORAL GABLES, FL 33134-3816

Re: Ticket No.: TICK-25-03-19402
Address of Violation: 520 MENDOZA AVE

Dear property owner,

This letter is in response to your request or a hearing to appeal the above citation, issued by Code Enforcement Officer Kesi Young on 3/10/2025 for:

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.

Your case has been scheduled to be reviewed by the hearing officer on Wednesday, May 7, 2025. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1st Floor, 427 Biltmore Way, Coral Gables, Florida 33134.

At that time, you should be prepared to present all evidence in your defense. You have the right to obtain an attorney, at your own expense, to represent you at the hearing.



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Failure to appear at the hearing may result in a guilty by default finding by the hearing officer. If you are found guilty, please be advised an administrative fee of \$108.75 will be assessed in addition to the amount of the citation.

Requests for continuance must be received in writing at least (10) ten days prior to the hearing and should include sufficient explanation with regards to the continuance request.

Please be advised that if someone other than the property owner, who was given the above referenced citation will be requesting an appeal or responding before the ticket hearing officer, he or she must provide at the time of the appeal or at time of the hearing a power of attorney from the person who was issued the citation. The power of attorney must be specific, reference the citation number, name the person who will be responding and be signed and notarized. If the property cited is owned by a corporation, a copy of the corporate resolution or minutes identifying that the person who signed the power of attorney is required.

Please make arrangements to comply with these requirements prior to attending the hearing. If you have any questions or are requesting a continuance, please contact: (305) 460-5266.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Serrano", is written over a horizontal line.

Geannie Serrano

**NOTE: IF YOU SHOULD NEED A TRANSLATOR, YOU MUST BRING ONE AT YOUR EXPENSE.
NOTA: SI USTED NECESITA UN TRADUCTOR, USTED DEBE TRAER UNO CON USTED A SU COSTO.**