

City of Coral Gables

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



Agenda - Final

Wednesday, January 7, 2026

9:00 AM

427 Biltmore Way, First Floor Conference Room

Code Enforcement Ticket Hearing

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-25-09-21](#) **721 BILTMORE WAY** (\$500.00)
[127](#)

Violation Description - Sec. 54-22. - Waste liquid or refuse upon public ways. It shall be unlawful to permit wastewater, oil, grease or other waste liquids to drain from any premises upon and across, or to permit or cause waste matter or refuse of any nature whatsoever to rest or accumulate upon the sidewalks, streets or other public ways of the city, except in receptacles approved by the city manager. Receptacles shall be approved by the manager that comply with all laws and ordinances, and that effectively contain the liquid, and for which an agreement has been entered into by the city and the person placing the materials in the receptacles to indemnify for any damages resulting from such actions. (Code 1958, § 28-7; Code 1991, § 16-98; Code 2006, § 52-21; Ord. No. 398, § 1, 4-22-1941).

Code Enforcement Officer Comments - Water discharge onto right of way (back alley).

Remedy - Comply with City Code section 54-22 . - Must immediately cease and desist the discharge of water onto public right of way (back alley).

Owner - BILTMORE REGENT CONDOMINIUM ASSOCIATION C/O S FL CONDOMINIUM MANAGEMENT, INC.

Code Enforcement Officer Martinez

[TICK-25-11-21](#) **1015 PIZARRO ST** **(\$500.00)**
[802](#)

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(sand pile) on the right of way.

Remedy - Must immediately remove obstruction from the right of way.

Owner - Robert E. Jacobson & Maritza Jacobson

Code Enforcement Officer Young

[TICK-25-10-21](#) **740 TIBIDABO AVE** **(\$500.00)**
[653](#)

Violation Description - 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. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Must obtain “ after the fact ” permit and a certified arborist report. (Tree assessment report including prescription if needed).

Remedy - Obtain all necessary permits as per Chapter 82-29. For more information regarding after the fact permit please contact green space division at 305-460-5000.

Owner - Michael Lohmann

Code Enforcement Officer Luzarraga

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, Jose Rodriguez (Email: jrodriguez4@coralgables.com, Telephone: 305-722-8675, 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.