



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

7020 1290 0000 1065 9596

December 11, 2025

Via Certified Mail

ALEX BEZJIAN  
& BRITTA CHAMBERS  
1232 PALERMO AVE  
Coral Gables, FL 33134

Re: Ticket No: TICK-25-10-21531  
Address of Violation: 1232 PALERMO AVE

Dear property owner,

This letter is in response to your request of a hearing to appeal the above citation, issued by Code Enforcement Officer Rose Martinez on 10/03/2025 for:

***Sec. 62-153. - Removal of obstructions(b). (b)Written notice shall be given to the owner of the abutting property to remove any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. 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.***

***TO WIT: Rocks / Boulders - on city swale - right-of-way (ROW). Must remove rocks from Right of Way Immediately.***

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



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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.

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 black ink that reads "Samuel F. Piccardo".

Samuel F. Piccardo

**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.**