

# CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-06-20116

DATE/TIME ISSUED <b>7/8/2025 12:43</b>	CODE INSPECTOR <b>Christopher Marrero</b>	DEPARTMENT <b>Code Enf.</b>
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NAME OF VIOLATOR <b>JUDITH C BACK TRS JUDITH C BACK TRUST</b>	FOLIO <b>0341200232610</b>
<b>440 ROSARO AVE</b>	REPEAT VIOLATOR
<b>Coral Gables , FL 33146</b>	<b>Yes No</b>

NAME OF REGISTERED AGENT (IF APPLICABLE):  
\_\_\_\_\_

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
**7/8/2025** AT **12:43** VIOLATION OF THE FOLLOWING SECTION(S) OF  
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 105-462. - Violations; penalties.&#x0D;

(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.&#x0D;  
(Code 2006, § 105-377; Ord. No. 2005-25, § 2(6-1(G)), 9-13-2005)

TO WIT:

**Portable Storage placed in driveway of private property without a permit**

**Remove completely from property or obtain after the fact permit for Portable Storage**

AT **440 ROSARO AVE**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **250.00** PLEASE CORRECT THE VIOLATION  
ON OR BEFORE **8/9/2025** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING  
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR  
BEFORE **7/8/2025**

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.

## INSTRUCTIONS

### 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.**



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VIOLATOR

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DATE

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CODE ENFORCEMENT OFFICER

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DATE

Christopher Marrero  
305-619-3082  
CMARRERO@CORALGABLES.COM

Need to search or  
appeal your citation?

## Frequently Called Numbers

Development Svcs Reception .....	305-460-5245
Code Enforcement Division .....	305-441-5777
Code Enforcement Board .....	305-441-5777
Ticket Appeal .....	305-441-5777
Building Director .....	305-476-7239
Building Official .....	305-460-5242
Electrical Official .....	305-460-5256
Plumbing Official .....	305-460-5259
Mechanical Official .....	305-460-5243
Zoning Information .....	305-460-5212
Fire Marshall .....	305-460-5581
Board of Architects.....	305-476-7215
Construction Regulation Board.....	305-460-5250
Records .....	305-460-5262
Cert.of Use .....	305-460-5269
Planning & Zoning .....	305-460-5211
Public Works Department .....	305-460-5000
Historic Preservation Dept.....	305-722-8715

## General Instructions:

The City of Coral Gables is authorized to enforce codes and ordinances under the provision of Florida Statute Chapter 162 part II and establishing procedures for implementations of such provisions.

## Please read this option information carefully:

If you disagree with the charge and wish to have an administrative hearing before a hearing officer, this request must be postmarked prior to the time indicated on the citation. Please fully complete and mail the authorized form on the other side and you will be notified by mail of the date and time in which you must appear at the hearing.

If you are found guilty by the hearing officer, there is a \$108.75 administrative cost that will be assessed in addition to the fine. (Ordinance No. 2015-17)

  
Marrero, Christopher