

Jan 23, 2026 at 10:26:57 AM

+25.732827,-80.277260

170° S

4107 Santa Maria S

Coral Gables FL 33146

United States

Altitude:6.3mete

7021 1970 0001 3326 1043

CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100



Summons to Appear

Before the Code Enforcement Board
in and for the City of Coral Gables
Miami-Dade County, Florida

January 21, 2026

Case #: NOVI-25-10-11950

Folio: 0341190014290

The City of Coral Gables
vs

MANUEL A PENALVER &W CHRISTINA L
4107 SANTA MARIA ST
CORAL GABLES , FL 33146

Our records indicate that you, as the Owner and/or Occupant of the premises at:

4107 SANTA MARIA ST

still are in violation of the following sections of the City Code of the City of Coral Gables:

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.

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

The following steps need to be taken to correct the violation:

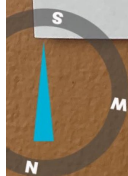
Remedy: Must cease and desist all work and must obtain after the fact permit for tree removal from ROW.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 2/11/2026 at 08:30 AM in the Commission Chambers, located at:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.



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