

City of Coral Gables

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



Agenda

Wednesday, May 6, 2026

9:00 AM

427 Biltmore Way, First Floor Conference Room

Code Enforcement Ticket Hearing

<https://us06web.zoom.us/j/82004327867>

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MINUTES

PUBLIC HEARING

NEW CASES

TICK-24-07-1 **6103 RIVIERA DR** **(\$500.00)**
7833

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 - Tree pruned on private property without a permit.

Remedy - Must obtain an after the fact permit for tree cutting/pruning. Must contact Coral Gables Greenspace and Landscaping Reviewer/Inspector for additional requirements.

Owner - VIVIAN AUGUSTO DE LIMA GIULIANI

Code Enforcement Officer Selva

Attachments: [Proof of Ownership](#)
[Violation Pictures](#)
[CG - Code Enforcement Ticket \(07-27-2024\) \(1\)](#)
[Ticket Posting](#)
[Ticket Hearing Notice - 6103 Riviera Dr - TICK-24-07-17833](#)
[CG - Notice of Continuance \(11-05-2024\)](#)
[Hearing Notice Posting](#)
[NOA - TICK-24-07-17833 - 6103 RIVIERA DR](#)
[Hearing Notice USPS](#)

TICK-23-12-1 **501 MAJORCA AVENUE** **(\$500.00)**
5624

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, 11-261985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-241988).

Code Enforcement Officer Comments: Obstruction on the right of way/ pieces of wood with nails.

Remedy - Immediately remove obstruction from the right of way.

Owner/Violator- Savario H Wells III & Jennifer B Marks

Code Enforcement Officer Young

Attachments: [Violation](#)
[CG - Code Enforcement Ticket \(12-14-2023\)](#)
[Affidavit of Posting Ticket](#)
[Ticket USPS](#)
[Ticket posting](#)
[Ownership](#)
[Code](#)
[NOTICES OF APPEAL - TICK-23-12-15624 - 501 MAJORCA AVE](#)
[Appeal Notice Posting](#)
[Appeal Notice USPS](#)
[NOA - TICK - 23-12-15624 - 501 MAJORCA AVE](#)

TICK-25-04-1 933 PARADISO AVENUE (\$500.00)
9671

Violation Description - 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).

Code Enforcement Officer Comments - Hatracked Black olive on private property.

Remedy - Obtain all necessary permits as per Chapter and Comply with Section 82-29.

Owner - GAL MAGRIL

Code Enforcement Officer Marrero

Attachments: [933ParadisoBlackOliveTreeVioPics](#)
[CG - Code Enforcement Ticket \(04-17-2025\)](#)
[933ParadisoTicketPostingpdf](#)
[933ParadisoPropertyAppraiser](#)
[82-29 CODE](#)
[933ParadisoAffidavitNOAPosting](#)
[NOA - TICK-25-04-19671 - 933 PARADISO AVE](#)
[933ParadisoUSPSTRACKINGNOA](#)
[933ParadisoNoticeofAppeal Posting](#)

TICK-26-03-2 755 BLUE ROAD (\$500.00)
3818

Violation Description - Removal of obstructions Section. C-Emergency - 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, § 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).

Code Enforcement Officer Comments - Boulders obstructing the city Right of Way swale, that's abutting your private property. Must immediately remove boulders from the City Right of Way or a daily running fine of \$500 will commence the day after compliance due date.

Remedy - Must remove immediately boulders from the City Right of Way abutting your Private Property.

Owner - Kevin Neal & Annick Iwanowski

Code Enforcement Officer Marrero

Attachments: [755BlueRdBouldersObsrtuction31526](#)
[755BlueRdBouldersObsrtuction31726](#)
[755BlueRdBouldersObsrtuctionCompliance](#)
[755BlueRdAffidavitTicketPosting](#)
[775BlueRdTicketAdobe \(1\)](#)
[755BlueRdUSPSTRACKINGTICKET](#)
[755BlueRdObstructionTicketPosting](#)
[755BlueRdPropertyAppraiser](#)
[62-153Code](#)
[NOA - TICK-26-03-23818 - 755 BLUE RD](#)
[755BlueRdObstructionNOAPosting](#)
[755BlueRdAffidavitNOAPosting](#)

TICK-26-01-2 **625 TIZIANO AVENUE** **(\$500.00)**
2176

Violation Description - Permits generally (c) - Tree Abuse - 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).

Code Enforcement Officer Comments - Improper pruning (topping) of Sea Grape. Must obtain certified arborist report that includes a restoration plan. Must obtain “ after the fact” permit for pruning of Sea Grape on private property. Comply with Section 82-29. For further information regarding permitting, please contact Public Works, Green space department at 305-460-5000 .

Remedy - Must obtain certified arborist report that includes a restoration plan. Must obtain “ after the fact” permit for pruning of Sea Grape on private property. Comply with Section 82-29 .

Owner - SCOTT & LILIANA KRAVETZ

Code Enforcement Officer Luzarraga

Attachments: [Violation 625T](#)
[CG - Code Enforcement Ticket \(01-08-2026\) \(1\)](#)
[Affidavit 625T Ticket Post](#)
[USPS.com® - USPS Tracking® Results 625T Ticket](#)
[Ticket 625T](#)
[Ticket posting 625T](#)
[Property Search 625T](#)
[Code 82-29](#)
[NOA - TICK-26-01-22176 - 625 TIZIANO AVE](#)
[Coral Gables, FL Code of Ordinances 82-29\(c\)](#)
[Ticket hearing post. 625T](#)
[Affidavit of Posting Ticket hearing NOA](#)
[USPS.com® - USPS Tracking® Results 625T Summons](#)

TICK-26-01-2 **600 SANTURCE AVENUE** **(\$1,500.00)**
2225

Violation Description - Pool without proper protective enclosure - Section 3-308. Swimming pool and/or spa E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool. F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.

Code Enforcement Officer Comments - Obtain proper pool enclosure. Gate does not comply with protective pool barrier requirements. No kiddie net present at the time of inspection. \$250 daily running fine until compliance is fully achieved.

Remedy - Obtain proper pool enclosure. Gate does not comply with protective pool barrier requirements. No kiddie net present at the time of inspection. \$250 daily running fine until compliance is fully achieved.

Owner - Santurce Estate LLC & R/A: Michael Rodriguez

Code Enforcement Officer Luzarraga

- Attachments:** [Violation Photos 600S..](#)
[CG - Code Enforcement Ticket \(01-13-2026\)](#)
[Affidavit 600T Ticket](#)
[USPS.com® - USPS Tracking® Results 600S](#)
[Property Search 600S](#)
[Ticket Post 600S](#)
[Code 3-308](#)
[NOA - TICK-26-01-22225 - 600 SANTURCE AVE](#)
[USPS.com® - USPS Tracking® Results 600S Summons](#)
[Ticket hearing_post 600S](#)
[22225 - Affidavit of Posting \(1\)](#)
[Compliance Pictures 600S](#)

HISTORIC PROPERTIES

[TICK-26-04-2](#) **434 ALCAZAR AVENUE** **(\$100.00)**
[5664](#)

Violation Description - Sec. 54-146 (D)All residents and occupants of property within the city are prohibited from depositing household refuse in trash piles, any earlier than 6:00 p.m. of the day preceding the designated collection day and any later than 7:00 a.m. on the day of the scheduled collection. (Code 1991, § 21-51; Code 2006, § 54-153; Ord. No. 3033, § 1, 7 -20-1993; Ord. No. O-2004-12, § 1, 3-9-2004).

Code Enforcement Officer Comments - Trash out early. Must remove trash from the right of way.Place trash out after 6:00pm on Thursday or prior to 7:00am on Friday. Comply with City Code section 54 -146(d).

Remedy - Must remove trash from the right of way.Place trash out after 6:00pm on Thursday or prior to 7:00am on Friday. Comply with City Code section 54-146(d).

Owner - ANIS N SALEH

Code Enforcement Officer Young

Attachments: [Violation](#)
[CG - Code Enforcement Ticket \(04-02-2026\)](#)
[NOA - TICK-26-04-25664 - 434 ALCAZAR AVE](#)
[Ticket Affidavit](#)
[USPS Tracking Ticket](#)
[Ticket Posting](#)
[Ownership](#)
[Code](#)
[Ticket Appeal Notice posting](#)
[Tickat Appeal USPS](#)

DISCUSSION ITEMS

ADJOURNMENT

NOTE