



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



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Summons to Appear

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

August 29, 2025

Case #: NOVI-25-07-11060

Folio: 0341290281650

The City of Coral Gables
vs

**420 BARBAROSSA AVE LLC or
R/A: Theodore Christakos
260 PALERMO AVENUE SUITE #7
CORAL GABLES, FL 33134**

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

420 BARBAROSSA AVE

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 obtain after the fact permit from Public Works Department, Greenspace division. Obtain arborist report, detailing current condition of tree. Specify viability of tree and prescription needed. Greenspace (305)460-5000

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 9/17/2025 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.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - The City Code requires that you replace the structure with a similar historically appropriate structure; and
 - The property will no longer qualify for an historic preservation tax exemption

Ignacio Luzarraga

Code Enforcement Officer

561-980-5082

iluzarraga@coralgables.com



Code Enforcement Board Clerk