



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

July 7, 2025

Case #:NOVI-25-07-11060

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

Folio #: 0341290281650

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

420 BARBAROSSA AVE, Coral Gables, FL 33146-3504

The violation(s) found was:

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: City tree roots removed / damaged by excavation in critical root zone. Must obtain after the fact permit and arborist report, specify general information of tree, it's viability, and prescription needed.

The following steps should be taken to correct the violation:

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

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 8/7/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Luzarraga, Ignacio
361-980-5082

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