



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100  
Coral Gables, FL 33134

7020 1290 0000 1065 9589

December 11, 2025

Via Certified Mail

BILTMORE REGENT CONDOMINIUM ASSOCIATION  
C/O S FL CONDOMINIUM MANAGEMENT, INC.  
OR R/A: BECKER & POLIAKOFF, PA

Re: Ticket No: TICK-25-09-21127  
Address of Violation: 721 BILTMORE WAY

Dear property owner,

This letter is in response to your request of a hearing to appeal the above citation, issued by Code Enforcement Officer Rose Martinez on 09/18/2025 for:

***Sec. 54-22. - Waste liquid or refuse upon public ways.***

*It shall be unlawful to permit wastewater, oil, grease or other waste liquids to drain from any premises upon and across, or to permit or cause waste matter or refuse of any nature whatsoever to rest or accumulate upon the sidewalks, streets or other public ways of the city, except in receptacles approved by the city manager. Receptacles shall be approved by the manager that comply with all laws and ordinances, and that effectively contain the liquid, and for which an agreement has been entered into by the city and the person placing the materials in the receptacles to indemnify for any damages resulting from such actions.*

***TO WIT: Comply with City Code section 54-22. - Must immediately cease and desist the discharge of water onto public right of way (back alley).***

Your case has been scheduled to be reviewed by the hearing officer on **Wednesday January 7th, 2025**. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1<sup>st</sup> Floor Conference Room, 427 Biltmore Way, Coral Gables, Florida 33134.



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At that time, you should be prepared to present all evidence in your defense. You have the right to obtain an attorney, at your own expense, to represent you at the hearing.

Failure to appear at the hearing may result in a guilty by default finding by the hearing officer. If you are found guilty, please be advised an administrative fee of \$108.75 will be assessed in addition to the amount of the citation.

Requests for continuance must be received in writing at least (10) ten days prior to the hearing and should include sufficient explanation with regards to the continuance request.

*Please be advised that if someone other than the property owner, who was given the above referenced citation will be requesting an appeal or responding before the ticket hearing officer, he or she must provide at the time of the appeal or at time of the hearing a power of attorney from the person who was issued the citation. The power of attorney must be specific, reference the citation number, name the person who will be responding and be signed and notarized. If the property cited is owned by a corporation, a copy of the corporate resolution or minutes identifying that the person who signed the power of attorney is required.*

Please make arrangements to comply with these requirements prior to attending the hearing. If you have any questions or are requesting a continuance, please contact: (305) 460-5266.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel F. Piccardo".

Samuel F. Piccardo

**NOTE: IF YOU SHOULD NEED A TRANSLATOR, YOU MUST BRING ONE AT YOUR EXPENSE.**  
**NOTA: SI USTED NECESITA UN TRADUCTOR, USTED DEBE TRAER UNO CON USTED A SU COSTO.**