

ADDRESS: 1561 PALERMO AVENUE, CORAL GABLES, FL 33134

OFFICER: R. MARTINEZ

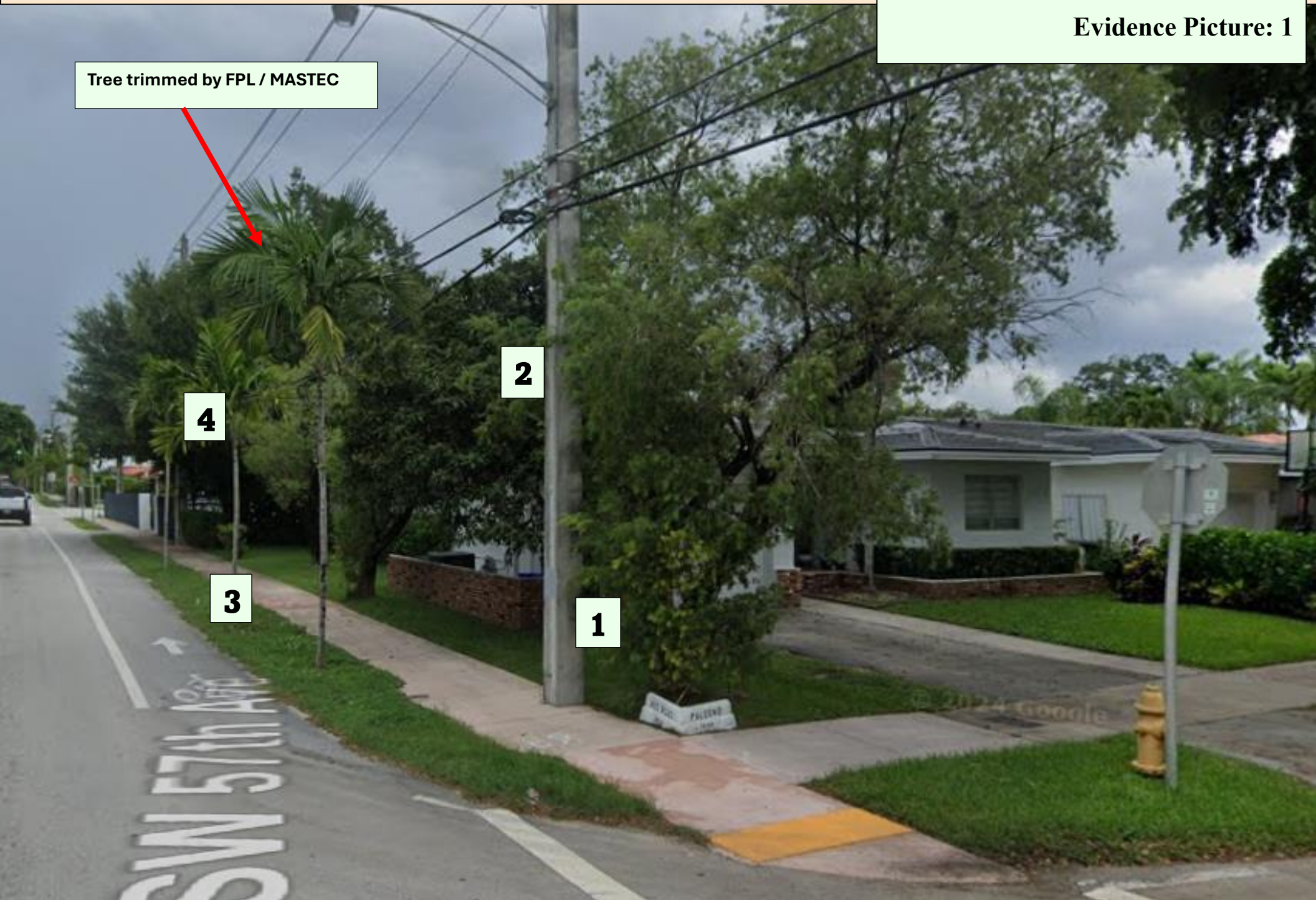
CASE: TICK-25-02-19187

DATE: FEBRUARY 24, 2025

GOOGLE STREET VIEW
dated AUGUST 2024

Evidence Picture: 1

Tree trimmed by FPL / MASTEC





Officer Notes:

**FPL / MASTEC trimming of tree located on
1561 PALERMO AVE**



Officer Notes: Tree #1





Officer Notes: Tree #2





Officer Notes: Tree #3

Officer Notes: Tree #4



CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-02-19187

DATE/TIME ISSUED **2/24/2025 17:58** CODE INSPECTOR **Rose Martinez** DEPARTMENT **Code Enf.**

NAME OF VIOLATOR **ALVARO SALAZAR** FOLIO **0341180030150**
1561 PALERMO AVE
CORAL GABLES, FL 33134 REPEAT VIOLATOR
Yes No

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
2/24/2025 AT **17:58** VIOLATION OF THE FOLLOWING SECTION(S) OF
CORAL GABLES CITY CODE WAS OBSERVED

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)

TO WIT:

Trees (4) pruned on private property without a permit. Must obtain an after the fact permit for tree cutting/pruning. MUST contact Coral Gables Greenspace and Landscaping Reviewer/Inspector for additional requirements.

AT **1561 PALERMO AVE**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **2000.00** PLEASE CORRECT THE VIOLATION
0

ON OR BEFORE **3/11/2025** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR
BEFORE **3/17/2025**

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR
FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE
SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO
HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION
OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE
DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL
PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR
ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I
UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS
NOT AN ADMISSION OF GUILT.

VIOLATOR _____ DATE _____

CODE ENFORCEMENT OFFICER _____ DATE _____

Rose Martinez

rmartinez@coralgables.com

INSTRUCTIONS

PAYMENTS AND REQUEST FOR HEARING SHOULD BE MADE TO:

CITY OF CORAL GABLES
CLERK OF THE CODE ENFORCEMENT BOARD
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 341549
CORAL GABLES, FLORIDA 33114
(305) 441-5777

HEARING WILL BE SET NO SOONER THAN
TWENTY (20) DAYS FROM THE DATE OF THE
CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE
NOTIFIED AT THE MAILING ADDRESS SHOWN
ON THIS NOTICE.

YOU MAY APPEAR WITH OR WITHOUT COUNSEL
AND PRODUCE WITNESSES ON YOUR OWN
BEHALF.

YOU WILL BE LIABLE FOR REASONABLE COSTS
OF THE ADMINISTRATIVE HEARING UPON A
FINDING OF GUILT.

LIENS IN THE AMOUNT OF UNPAID PENALTIES
WILL BE FILED AGAINST YOUR REAL OR
PERSONAL PROPERTY AND WILL BE
FORECLOSED UPON.

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VIOLATION OR FILE A REQUEST FOR
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NOTICE.

THE FILING OF A REQUEST FOR AN
ADMINISTRATIVE HEARING WILL NOT HALT THE
ACCRUAL OF CONTINUING VIOLATION.



SCAN ME

Need to search or
appeal your citation?

City of Coral Gables



Officer Notes:

Ticket Violation – TICK25-02-19187

Issued: 02/24/2025

Feb 25, 2025 at 8:05 AM

TICK-25-02-19187

CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-02-19187

DATE/TIME ISSUED	CODE INSPECTOR	DEPARTMENT
2/24/2025 17:58	Rose Martinez	Code Enf.

NAME OF VIOLATOR	FOLIO
ALVARO SALAZAR	0341180030150

REPEAT VIOLATOR
Yes No

NAME OF REGISTERED AGENT (IF APPLICABLE):

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VIOLATOR	DATE
CODE ENFORCEMENT OFFICER	DATE

Rose Martinez

rmartinez@coralgables.com

USPS CERTIFIED MAIL

9489 0090 0027 6517 2753 57

City of Coral Gables



Officer Notes:

Posting of Ticket – TICK-25-02-19187

Date: February 24, 2025

Feb 25, 2025 at 8:05 AM



**CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE**

Ticket #: TICK-25-02-19187

DATE/TIME ISSUED 2/24/2025 17:58	CODE INSPECTOR Rose Martinez	DEPARTMENT Code Enf.
NAME OF VIOLATOR ALVARO SALAZAR		FOID 0341180030150
ADDRESS 1561 PALERMO AVE		REPEAT VIOLATOR Yes No
CITY CORAL GABLES, FL 33134		
NAME OF REGISTERED AGENT (IF APPLICABLE)		

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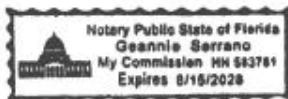
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VIOLATOR	DATE
CODE ENFORCEMENT OFFICER	DATE
Rose Martinez	
rmartinez@coralgables.com	

STATE OF FLORIDA)
SS.)
COUNTY OF MIAMI-DADE)



Sworn to (or affirmed) and subscribed before me this 23 day of APRIL, in the year 2025, by

ROSE M. MARTINEZ who is personally known to me or has produced _____ as identification.

My Commission Expires: 8/15/2028

Geannie Serrano
Notary Public

**City of Coral Gables
Uniform Civil Violation Notice
Affidavit of Posting
Code Enforcement Division**

Ticket #: 25-02-19187

I, ROSE M MARTINEZ, DO HEREBY

SWEAR/AFFIRM THAT THE

AFOREMENTIONED CITATION WAS

PERSONALLY POSTED, BY ME, AT THE

ADDRESS OF

1561 PALERMO AVENUE IN
CORAL GABLES, FL 33134

COMPLIANCE WITH SECTION 101-183

OF THE CORAL GABLES CODE OF

ORDINANCES, ON

FEB, 25, 2025 AT 8:05 AM

Rose Martinez
SIGNATURE OF OFFICER

City of Coral Gables




Officer Notes:

Ticket w/ Affidavit of Posting

Date: April 23, 2025

**Officer Notes:****Ticket sent USPS Certified Mail****9489 0090 0027 6517 2753 57**

 CITY OF CORAL GABLES
DEVELOPMENT SERVICES - CODE ENFORCEMENT DIVISION
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549
ADDRESS SERVICE REQUESTED

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

9489 0090 0027 6517 2753 57

Label 890-PB, Oct. 2015
Pinney Bowes

NAME OF VIOLATOR	FOLIO	DEVELOPMENT
ALVARO SALAZAR	0341180030150	P.O. BOX
1561 PALERMO AVE	REPEAT VIOLATOR	CORAL
CORAL GABLES, FL 33134	Yes No	(305) 44
NAME OF REGISTERED AGENT (IF APPLICABLE):		HEARD
		TWENTY
		CIVIL

Feb 25, 2025 at 3:03 PM

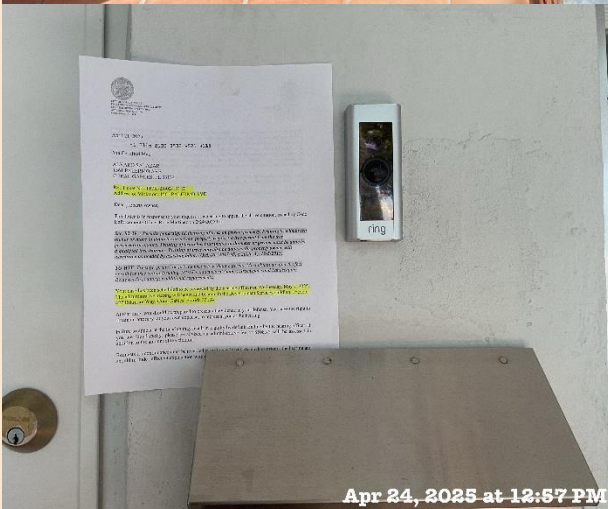
02-25-2025 03:03 PM



Officer Notes:

Posting of Summons

Date: April 24, 2025



Apr 27, 2025 at 4:52 PM



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

April 21, 2025

91 7108 2133 3932 6521 4118

Via Certified Mail

ALVARO SALAZAR
1561 PALERMO AVE
CORAL GABLES, FL 33134

Re: Ticket No: TICK-25-02-19187
Address of Violation: 1561 PALERMO AVE

Dear property owner,

This letter is in response to your request or a hearing to appeal the above citation, issued by Code Enforcement Officer Rose Martinez on 2/24/2025 for:

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)

TO WIT: Trees (4) pruned on private property without a permit. Must obtain an after the fact permit for tree cutting/pruning. MUST contact Coral Gables Greenspace and Landscaping Reviewer/Inspector for additional requirements.

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

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.

City of Coral Gables



Officer Notes:

Summons sent USPS Certified Mail

91 7108 2133 3932 6521 4118

Officer Notes:


**Ownership Miami Dade County
Property Appraiser Summary Report**



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/23/2025

City of Coral Gables 

PROPERTY INFORMATION

Folio	03-4118-003-0150
Property Address	1561 PALERMO AVE CORAL GABLES, FL 33134-6259
Owner	ALVARO SALAZAR , PAULA MARIA GOMEZ
Mailing Address	1561 PALERMO AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,076 Sq.Ft
Living Area	1,752 Sq.Ft
Adjusted Area	1,914 Sq.Ft
Lot Size	6,248 Sq.Ft
Year Built	1958

ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	\$787,534	\$805,796	\$465,997
Building Value	\$200,970	\$200,970	\$200,970
Extra Feature Value	\$1,527	\$1,527	\$1,527
Market Value	\$990,031	\$808,293	\$668,494
Assessed Value	\$400,058	\$388,406	\$377,094

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$589,973	\$419,887	\$291,400
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

18 54 41 PB 8-108
CORAL GABLES COUNTRY CLUB SEC 1
LOT 28 & W5FT OF LOT 27 BLK 1
LOT SIZE IRREGULAR
OR 19198-4801 07/2000 1



TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$350,058	\$338,406	\$327,094
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$375,058	\$363,406	\$352,094
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$350,058	\$338,406	\$327,094
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$350,058	\$338,406	\$327,094

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
02/16/2023	\$100	33596-1830	Corrective, tax or QCD; min consideration
11/15/2007	\$10	26764-0090	Sales which are disqualified as a result of examination of the deed
11/15/2007	\$440,000	26152-0612	Sales which are qualified
09/01/2006	\$0	24975-1433	Sales which are disqualified as a result of examination of the deed

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>

Code: 82-29 (d) Permits generally.

Pruning of trees on private property.



Sec. 82-29. - Permits generally.



- (a) *Required.* No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article subject to any applicable state law. No city official shall issue a permit provided for herein in violation of the requirements of this article.
- (b) *Application forms; fees.* Permits for the modification, removal, relocation or replacement of trees covered herein shall be obtained by submitting an application, on a form prescribed by the city tree preservation agency. The permit fee shall be established by the city commission. No fee shall be charged for trees that are relocated or that lie within a utility easement and are required to be removed in order to provide utility service to the property. Governmental agencies and applications for tree modifications or removals in areas dedicated to public use shall be exempted from permit fees, but shall be subject to all other provisions of this article. With the exception of the tree trust fund contained herein, funds collected as permit fees pursuant to this article shall be deposited in the general fund.
- (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.
- (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.



Officer Notes:

Current Status Tree #1

Apr 24, 2025 at 12:57 PM



Officer Notes:

Current Status Tree #2

Apr 24, 2025 at 12:58 PM



Officer Notes:

Current Status Tree #3

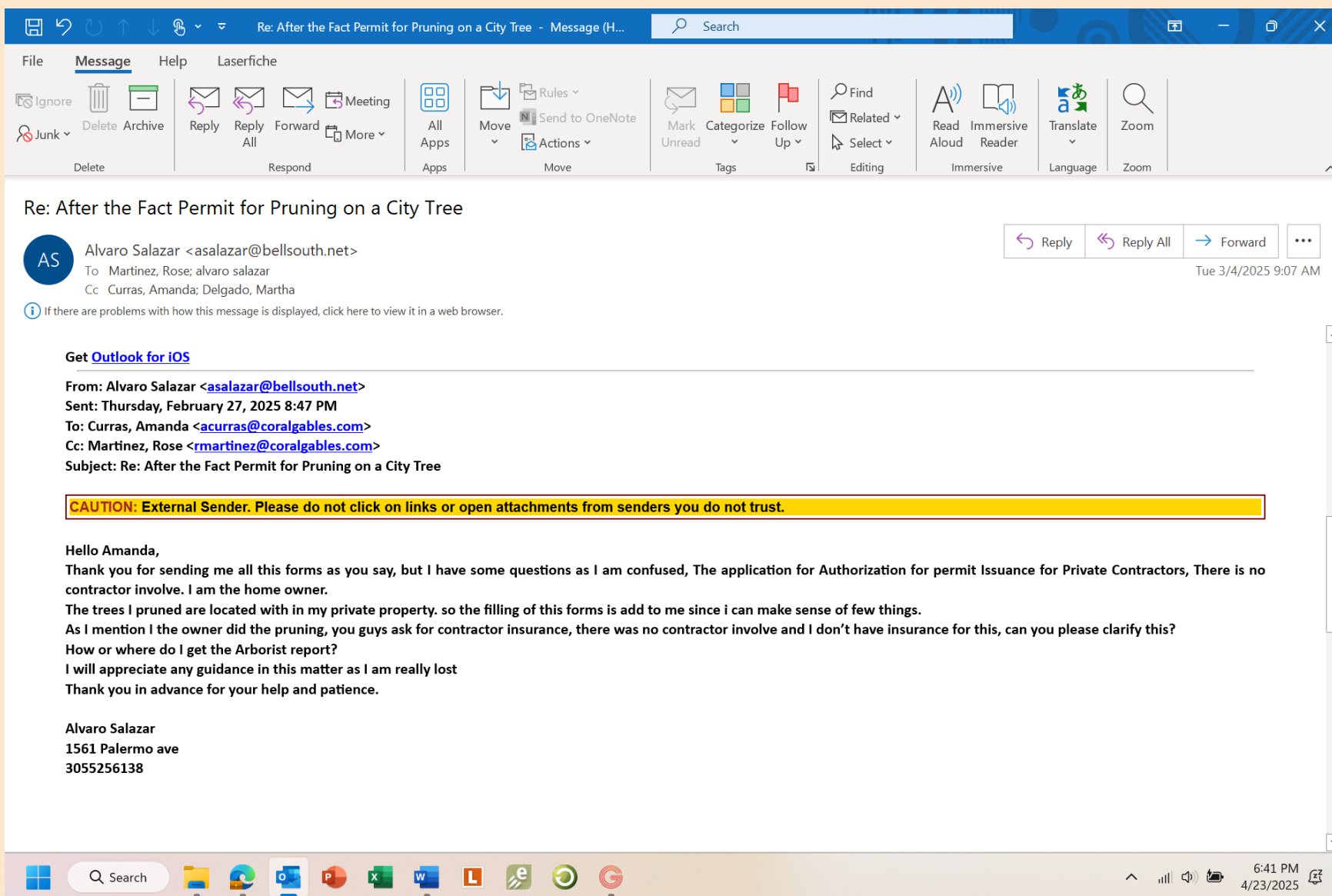




Officer Notes:

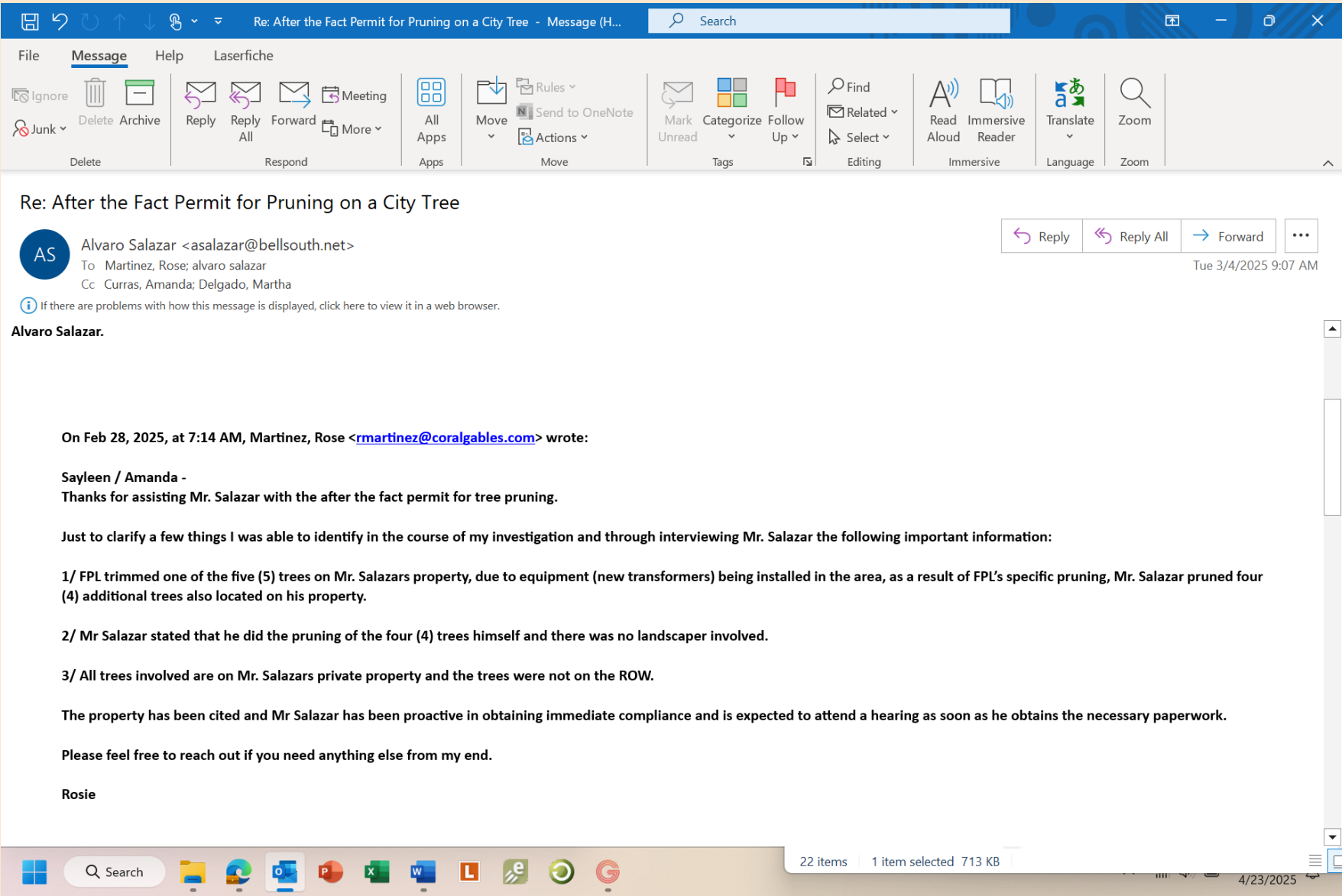
Current Status Tree #4

Apr 24, 2025 at 12:58 PM



Email Communication

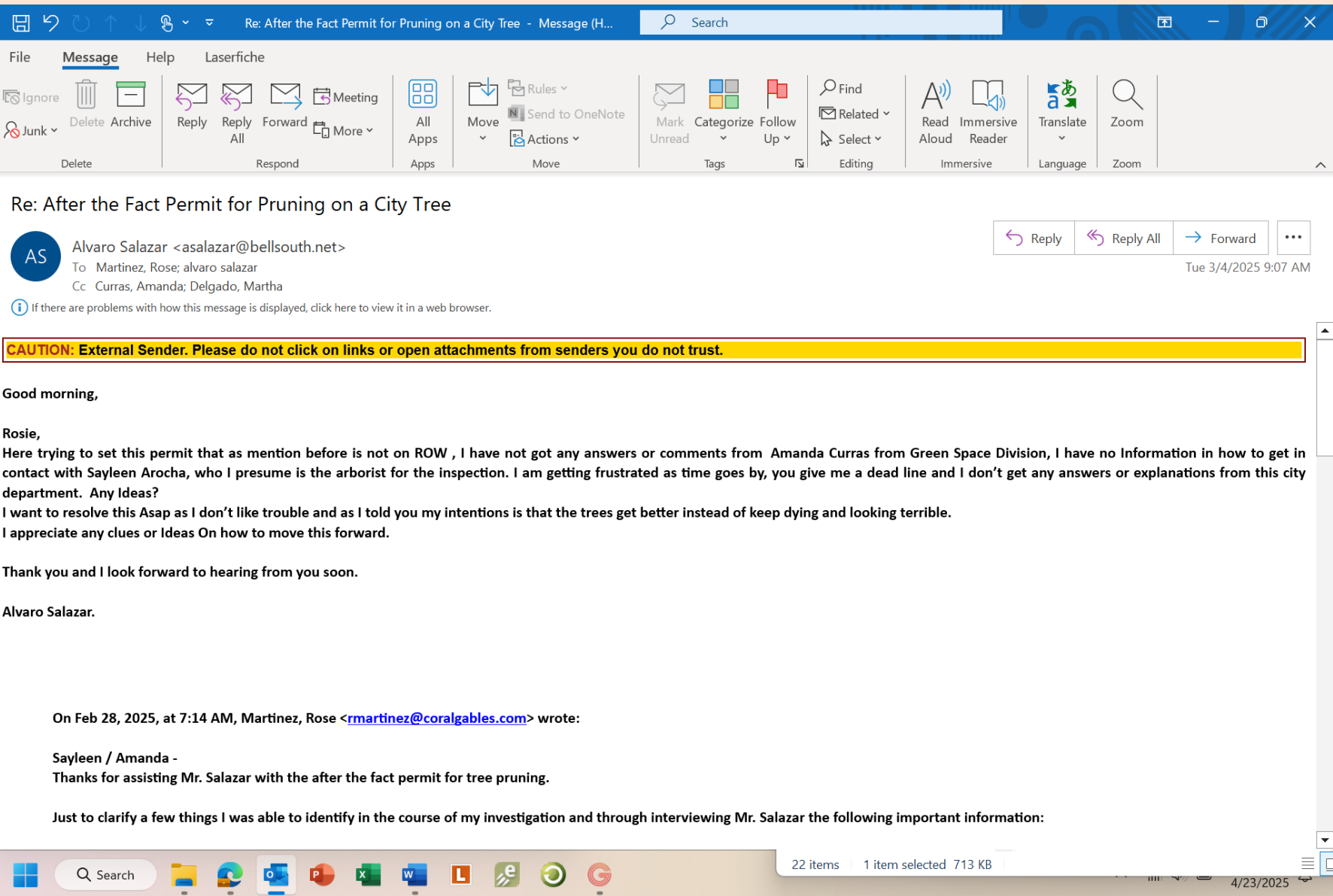
Dated: Thursday, February 27, 2025




City of Coral Gables

**Email
Communication**

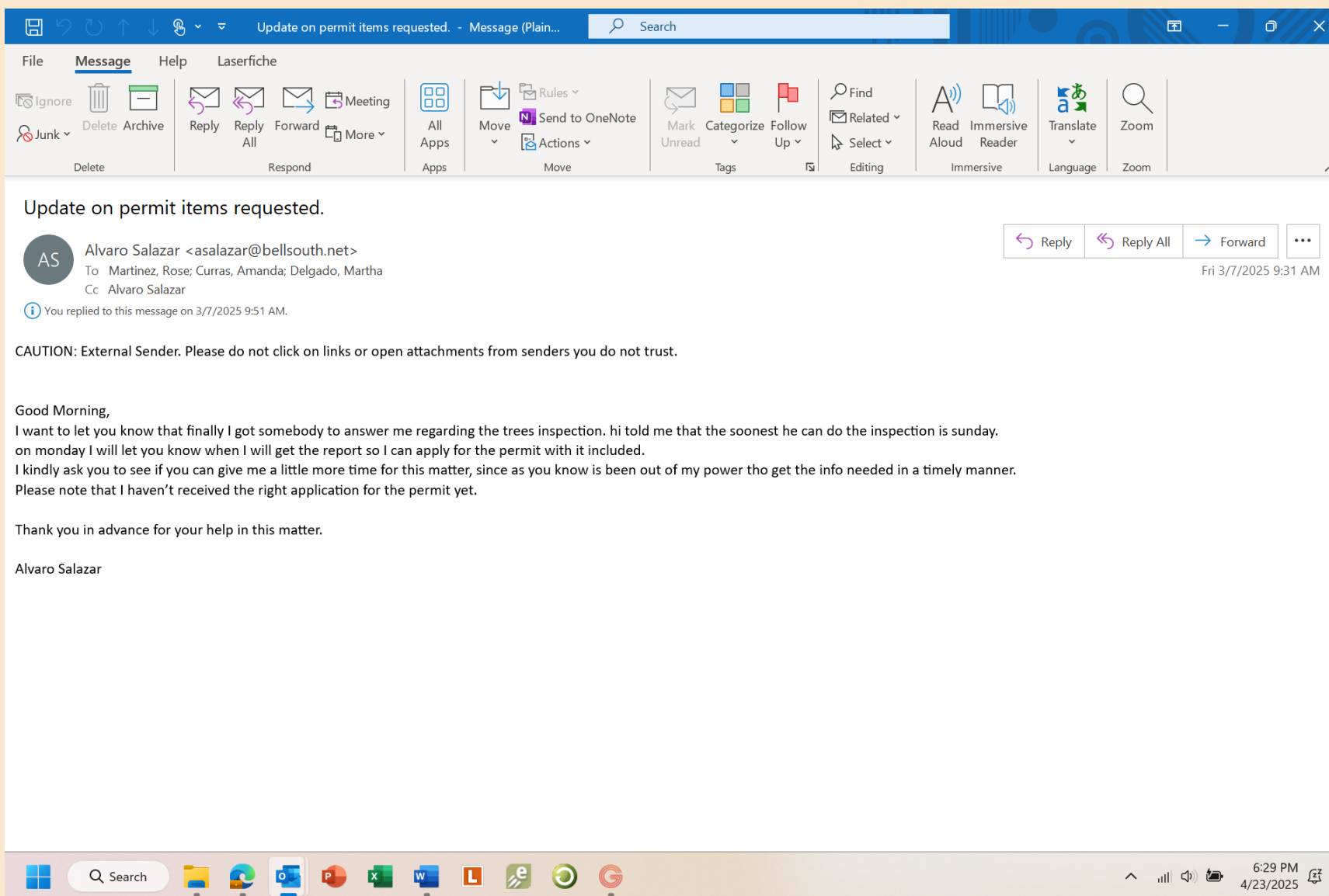
**Dated: Friday,
February 28, 2025**



City of Coral Gables 

Email Communication

Dated: Tuesday, March 4, 2025

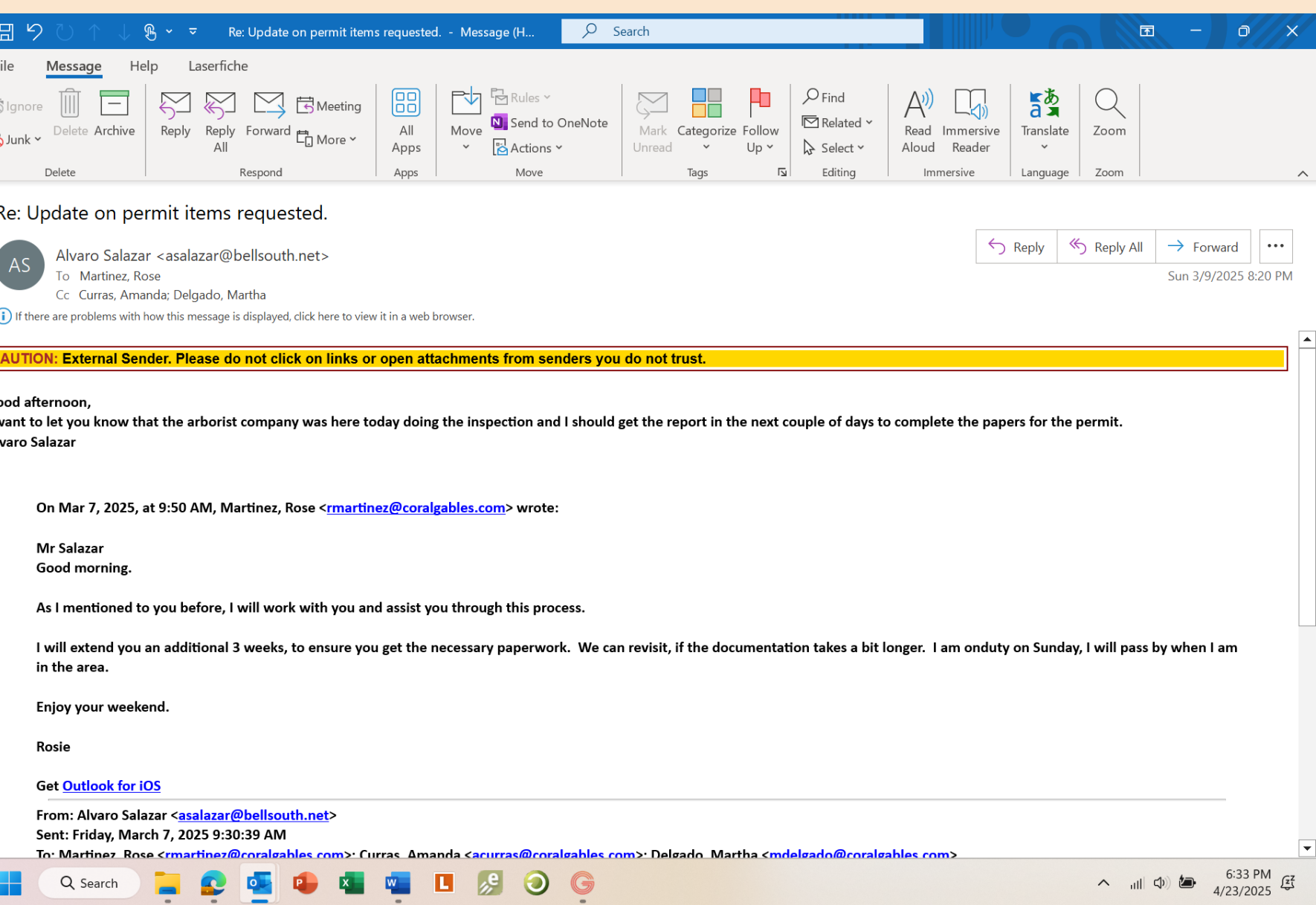



City of Coral Gables



Email Communication

**Dated: Friday,
March 7, 2025**





City of Coral Gables

**Email
Communication**

**Dated: Friday,
March 9, 2025**