



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

12631 Ramiro St

TICK. 25.05.19953

June 12, 2025

Via Certified Mail

LOUIS TOLEDO  
12631 RAMIRO ST  
CORAL GABLES, FL 33156

Re: Ticket No: TICK-25-05-19953  
Address of Violation: 12631 RAMIRO ST

Dear property owner,

This letter is in response to your request or a hearing to appeal the above citation, issued by Code Enforcement Officer Kenneth Vilato on 5/27/2025 for:

**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)**

**TO WIT: Cut two trees on private property improperly and without a permit. Must obtain an after-the-fact permit for cutting of the two trees and submit an arborist report as to the viability and any prescription necessary. Must contact PW Green space for additional requirements 305-460-5000.**

Your case has been scheduled to be reviewed by the hearing officer on **Wednesday, July 2, 2025**. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1<sup>st</sup> 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.



