



City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Notice of Violation

May 27, 2025

Case #:NOVI-25-05-10509

**LOUIS TOLEDO**  
**12631 RAMIRO ST**  
**CORAL GABLES, FL 33156**

Folio #: 0351180050680

Dear Property Owner and/or Occupant:

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

12631 RAMIRO ST, Coral Gables, FL 33156---6355

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: Improper cut live oak tree city right of way without a permit.**

**The following steps should be taken to correct the violation:**

**Comply with Section 82-29. Must obtain an after the fact permit for Improperly cut Live Oak tree on city right of way. Must contact PW green space for additional requirements. At 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 6/27/2025 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.

Vilato, Kenneth  
305-460-5388

[kvilato@coralgables.com](mailto:kvilato@coralgables.com)