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October 14, 2024

JAMES BORJA & W
1131 SUNSET RD
CORAL GABLES, FL 33143-6000

Case #:NOVI-24-09-8318

Folio #: 0341300080860

Dear Property Owner and/or Occupant:

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

1131 SUNSET DR, Coral Gables, FL 33143---6000

The violation(s) found was:

Landscaping - General Requirements - Maintenance - Section 6-103

- a. All landscaping areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit.
- b. All planting areas shall be kept free from refuse and debris.
- c. All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade.
- d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute.
 - i. Trees shall be pruned in the following manner:
 - a. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - b. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.
 - c. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - ii. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - iii. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade County Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.
 - iv. Stacking of trees shall be prohibited.

Code Enforcement Officer Comments: Missing ground cover on city swale.

The following steps should be taken to correct the violation:

305-460-5388

kvilato@coralgables.com

City of Coral
Code Enforcement
427 Biltmore Way,

9489 0090 0027

Notice of Violation

October 14, 2024

JAMES BORJA & W
1131 SUNSET RD
CORAL GABLES, FL 33143-6000

Dear Property Owner and/or Occupant:

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1131 SUNSET DR, Coral Gables, FL 33143---6000

The violation(s) found was:

Alleys, swale & ROW to be kept clean and mowed. Rights-of-way to be kept clean and mowed. All owners of unimproved property and occupants of property shall maintain their property in a clean, level, weed-free condition. This includes, but is not limited to, mowing the grass and performing other activities. Property owners or their designees are responsible for maintaining the rights-of-way and for other activities within the city rights-of-way except section 82-1 and as may otherwise be regulated by the city manager, mow selected areas of rights-of-way.

Code Enforcement Officer Comments: Sidewalk abutting lot taken to correct the violation.

The following steps should be taken to correct the violation:

Comply with City Code section 62-151. Must clean

The regulations enforced by the City have been adopted in order to protect property values. Your immediate attention to correcting the violation is requested. The Code Enforcement Division will re-inspect the property once the violation has been completed. If the violation(s) has not been completed, the property owner will be presented to the Code Enforcement Board for review and possible action. The opportunity to explain to the citizens serving on the Board the reasons for the violation and opportunity to assess a fine against the property owner will be provided. The Board has the authority to assess a fine against the property owner if the violation is not corrected.

10-14-2024 02:38 PM

1131 Sunset Dr

City of Coral Gables
Code Enforcement Division
427 Broward Blvd, Suite 100
Coral Gables, FL 33134

7447 1274 0027 4357 0474 01
Notice of Violation

October 14, 2024

JAMES NICOLA, SR.
1131 SUNSET DR
CORAL GABLES, FL 33134-4002

Case # FCH2024-09-00118
File # 00413000000000000000

Dear Property Owner: James Nicola, Sr.

This letter constitutes a notice that a violation exists on the premises at 1131 SUNSET DR, Coral Gables, FL 33134-4002.

The violation(s) identified is/are:

Landscaping - General Requirements - Maintenance - Section 9-108
a. All landscaped areas, including the area in planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and safety appearance, such that landscaping is permitted to mature to the required size and maintain aesthetic benefit.
b. All planting areas shall be kept free from weeds and debris.
c. All trees mature enough to be subject to pruning shall be pruned in accordance with Section 9-108, and be kept clear of visual obstructions between the height of ten (10) feet and six (6) feet above the established grade.
d. If any plant material appears to be degraded through any means such that the plant material can no longer satisfy the requirements of the article, the plant material shall be replaced with the same landscape material or a City approved substitute.
e. Trees shall be pruned in the following manner:
i. Trees shall be pruned to clear, trim and be pruned, remove or cut back. All cuts shall be made at an angle and shall be clean, flush and without leaving any stubs or protrusions or leaving a clean cut surface on the trunk or branch, without leaving any the branch collar or leaving a clean cut surface on the trunk or branch.
f. Removal of dead wood, dropping branches, weeds or insignificant branches, and stumps shall be prohibited.
g. Removal of any branches that result in the removal of more than one-third (1/3) of all the canopy of any tree shall be prohibited.
h. Pruning of any tree shall be completed to distribute over half of the tree mass above ground.
i. Cutting of branches or any pruning shall be completed to remove within a three (3) year to the date the tree is cut.
j. No more than one-third (1/3) of a tree's canopy shall be removed within a three (3) year to the date the tree is cut.
k. Trees and the canopy shall be maintained such that the plant material is healthy and well-maintained.
l. Removal of any tree shall be prohibited.
m. Removal of any tree shall be prohibited.
n. Removal of any tree shall be prohibited.
o. Removal of any tree shall be prohibited.
p. Removal of any tree shall be prohibited.
q. Removal of any tree shall be prohibited.
r. Removal of any tree shall be prohibited.
s. Removal of any tree shall be prohibited.
t. Removal of any tree shall be prohibited.
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v. Removal of any tree shall be prohibited.
w. Removal of any tree shall be prohibited.
x. Removal of any tree shall be prohibited.
y. Removal of any tree shall be prohibited.
z. Removal of any tree shall be prohibited.

City of Coral Gables Code Enforcement Division
305-460-5388
enforcement@coralgables.com

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Code Enforcement Division
427 Broward Blvd, Suite 100
Coral Gables, FL 33134

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