
From: Roman, Gerardo
Sent: Monday, December 19, 2022 3:14 PM
To: Roman, Gerardo
Subject: FW: Canal on Cocoplum Road

Trees/shrubbery extending over canal prohibited • Chapter 86 - Waterways Revision Text

(1) Sec. 86-118. - Trees or shrubbery extending over canal prohibited. It shall be unlawful for any owner or owners of any lot, parcel or tract of land abutting a canal within the city to permit trees or shrubbery to extend over such canals as to constitute a nuisance. (Code 1958, § 7-31; Code 1991, § 14-106; Code 2006, § 86-118; Ord. No. 2075, § 1, 2-12-1974; Ord. No. 2090, § 1, 4-23-1974)

Gerardo Roman
Code Enforcement Officer
City of Coral Gables
Development Services Department
427 Biltmore Way
Coral Gables, Florida 33134
305-569-1821 Office
305-733-0332 Cellular
305-460-5348 Fax
groman@coralgables.com

From: [Loar, Antoine](#)
Sent: Monday, December 19, 2022 1:03 PM
To: [Roman, Gerardo](#)
Subject: Fwd: Canal on Cocoplum Road

Good afternoon Roman,

Please see below.

Please inspect and issue appropriate violations.

Antoine Loar
City of Coral Gables
Code Enforcement Manager
(305) 569-1823

From: Cabrera, Suramy <scabrera@coralgables.com>
Sent: Monday, December 19, 2022 12:53:35 PM

To: Loar, Antoine <aloar@coralgables.com>
Subject: FW: Canal on Cocoplum Road

From: Diaz, Hermes <hdiaz2@coralgables.com>
Sent: Friday, December 16, 2022 8:24 AM
To: Cabrera, Suramy <scabrera@coralgables.com>
Cc: Acebo, Jessie <jacebo@coralgables.com>; Olivo, Jose <jolivo@coralgables.com>; Ramirez, Douglas <dramirez@coralgables.com>
Subject: FW: Canal on Cocoplum Road

Suramy,

We have received complaints regarding the encroachment mangroves and other shrubbery into the canal adjacent to the Cocoplum Road bridge. As per Sec. 86-118 of the City Code, this is the responsibility of the abutting property owner. The City actually owns two parcels along one side of the bridge at 170 & 175 Cocoplum Road. I have instructed staff to proceed with the permits necessary for the mangrove trimming. However, property owners at 185 Cocoplum and 7111 Los Pinos Blvd. should be responsible for their side of the bank. Please be aware that the permit for mangrove trimming is often lengthy and likely to take several months. Please advise if we need to discuss further.

Sincerely,

Hermes Díaz, P.E. • Director
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155
T: 305.460.5000



From: Diaz, Hermes
Sent: Friday, December 16, 2022 8:13 AM
To: Lopez, Solanch <slopez@coralgables.com>; Acevedo, Jorge <JAcevedo2@coralgables.com>; Olivo, Jose <jolivo@coralgables.com>
Cc: Granell, Chelsea <cgranell@coralgables.com>; Valladares, Gabriela <gvalladares@coralgables.com>; Lago, Vince <VLago@coralgables.com>; Bernie Navarro <BNavarro@BenworthCapital.com>; Iglesias, Peter <piglesias@coralgables.com>; Parjus, Alberto <aparjus@coralgables.com>; Garcia, Anamy <agarcia@coralgables.com>; Cabrera, Suramy <scabrera@coralgables.com>
Subject: RE: Canal on Cocoplum Road

Good morning,

As per section Sec. 86-118 of the City Code, *'It shall be unlawful for any owner or owners of any lot, parcel or tract of land abutting a canal within the city to permit trees or shrubbery to extend over such canals as to constitute a nuisance.'* Additionally, the plat restrictions for Cocoplum Phase 2, make the property owner of each lot, responsible for the stabilization and maintenance of the canal and canal bank abutting their property. At this specific location, the City actually owns two parcels of land along both sides of the southeast banks of the bridge. As such, I have directed staff to proceed with the permitting necessary for the trimming of these mangroves. The areas across bank and any other not adjacent to the City owned parcels will be referred to Code Enforcement.

Sincerely,

Hermes Díaz, P.E. • Director
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155
T: 305.460.5000



From: Lopez, Solanch <slopez@coralgables.com>
Sent: Tuesday, December 13, 2022 12:36 PM
To: Acevedo, Jorge <jacevedo2@coralgables.com>; Diaz, Hermes <hdiaz2@coralgables.com>; Olivo, Jose <jolivo@coralgables.com>
Cc: Granell, Chelsea <cgranell@coralgables.com>; Valladares, Gabriela <gvalladares@coralgables.com>; Lago, Vince <vlago@coralgables.com>; Bernie Navarro <BNavarro@BenworthCapital.com>; Iglesias, Peter <piglesias@coralgables.com>; Parjus, Alberto <aparjus@coralgables.com>; Garcia, Anamy <agarcia@coralgables.com>
Subject: RE: Canal on Cocoplum Road

Good afternoon Jorge,

Please see below for your review and response. Thank you.

Anamy, please track for follow up. Thank you.

Solanch Lopez, MSM
Assistant to the City Manager
City Manager's Office
[405 Biltmore Way](mailto:slopez@coralgables.com)
[Coral Gables, FL 33134](mailto:slopez@coralgables.com)
[305-569-1835](tel:305-569-1835)
slopez@coralgables.com
CoralGables.com



From: Lago, Vince <vlago@coralgables.com>
Sent: Monday, December 12, 2022 7:13 PM
To: Bernie Navarro <BNavarro@BenworthCapital.com>; Iglesias, Peter <piglesias@coralgables.com>; Parjus, Alberto <aparjus@coralgables.com>
Cc: Lopez, Solanch <slopez@coralgables.com>; Granell, Chelsea <cgranell@coralgables.com>; Valladares, Gabriela <gvalladares@coralgables.com>
Subject: Re: Canal on Cocoplum Road

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From: Bernie Navarro <BNavarro@BenworthCapital.com>
Sent: Monday, December 12, 2022 7:13:00 PM
To: Lago, Vince <vlago@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>; Parjus, Alberto <aparjus@coralgables.com>
Cc: Lopez, Solanch <slopez@coralgables.com>; Granell, Chelsea <cgranell@coralgables.com>; Valladares, Gabriela <gvalladares@coralgables.com>
Subject: RE: Canal on Cocoplum Road

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Thank you for your prompt attention, Mayor!

Bernie Navarro

Benworth Capital
NMLS #329578

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From: Lago, Vince <vlago@coralgables.com>
Sent: Monday, December 12, 2022 7:11 PM
To: Iglesias, Peter <piglesias@coralgables.com>; Parjus, Alberto <aparjus@coralgables.com>
Cc: Bernie Navarro <BNavarro@BenworthCapital.com>; Lopez, Solanch <slopez@coralgables.com>; Granell, Chelsea <cgranell@coralgables.com>; Valladares, Gabriela <gvalladares@coralgables.com>
Subject: Fwd: Canal on Cocoplum Road

Mr. Manager,

Good evening, would you please assist.

Thank you,

Vince lago

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From: Bernie Navarro <BNavarro@BenworthCapital.com>
Sent: Monday, December 12, 2022 7:04 PM
To: manager cocoplumhoa.com <manager@cocoplumhoa.com>
Cc: Lago, Vince <vlago@coralgables.com>; grayca@miamidade.gov <grayca@miamidade.gov>; Elam, Lindsay (RER) <Lindsay.Elam@miamidade.gov>; Hamrick, Damien (RER) <Damien.Hamrick@miamidade.gov>
Subject: Canal on Cocoplum Road

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Hello! see attached. This canal is not navigable. We asking for a major accident from these overgrown mangroves. Quite frankly it is sad that it is not being maintained. Who is responsible for cleaning this up?

I await your response.

Concerned,

Bernie Navarro













Bernie Navarro
Benworth Capital
NMLS #329578

☎ 305-445-5223 U.S.
☎ 787-945-0624 Puerto Rico
✉ bnavarro@benworthcapital.com



- 📍 The David William Hotel, 700 Biltmore Way, Suite C1, Coral Gables, FL 33134
- 📍 221 Plaza, 221 Avenida Ponce de Leon, Suite 1401, San Juan, PR 00917

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