

1731 S. 1st St. #2  
Apt. 202  
Miami, FL 33131  
Date: 02/07/2025  
Time: 01:12 PM  
Handwritten text: 1731 S. 1st St. #2  
Apt. 202  
Miami, FL 33131  
Date: 02/07/2025  
Time: 01:12 PM  
Printed text: This is a notice of the presence of a security camera in the common areas of the building. The camera is located in the hallway and is used to monitor the safety of the building and its residents. The camera does not record audio or video of individual residents in their private spaces. The camera is used to monitor the safety of the building and its residents. The camera does not record audio or video of individual residents in their private spaces.



1131 Sunset Rd

7020 1290 0000 7521 8486



CITY OF CORAL GABLES  
Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME  
Need to search or  
appeal your citation?

### Summons to Appear

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Miami-Dade County, Florida

July 1, 2025

Case #: NOVI-24-09-8318

Folio: 0341300080860

The City of Coral Gables  
vs

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

NOVI-24-09-8318

Our records indicate that you, as the Owner and/or Occupant of the premises at:

1131 SUNSET DR

still are in violation of the following sections of the City Code of the City of Coral Gables:

#### Section 6-103

- a. All landscaped 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.
- e. Trees shall be pruned in the following manner:
  - i. 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.
  - ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.
  - iii. 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.
  - iv. 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.
  - v. 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 Country Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.
  - vi. Hatracking of trees shall be prohibited.

The following steps need to be taken to correct the violation:

07-02-2025 01:12 PM