



12631

12631 Ramiro St 7020 3470 0001 5483 4042

 **CITY OF CORAL GABLES**
Coral Gables, Florida 33134
407 880-0000



Summons to Appear

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

July 1, 2025
Case # NOV-25-05-10565
Folio: 00018000000

The City of Coral Gables
vs.
LOUIS TOLEDO
12631 RAMIRO ST
CORAL GABLES, FL 33134

Nov. 25. 05. 10565

Our records indicate that you, as the Owner and/or Occupant of the premises at:
12631 RAMIRO ST
are in violation of the following sections of the City Code of the City of Coral Gables:

Sec. 82-28 - **Permits generally.**
Tree removal. Tree removal is prohibited and shall constitute a violation of this section. Any act of (1) tree removal, (2) tree removal that renders a tree non-viable or effectively destroyed shall constitute "effective removal" and shall exempt 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(A)(4), A, 12-6-2017)

The following **shall** also be in violation of this section:
Removal. Compliance with Section 82-28. Must obtain an after the fact permit for improperly cut Live Oak trees in the City of Coral Gables. Must contact PWS green space for additional requirements. At 300-400-8000.
As a result of the above violations, a complaint has been filed against you and you are hereby recommended to appear before the Code Enforcement Board for a hearing on 7/15/2025 at 08:30 AM in the Commission Chambers, located at:
City Hall
407 880-0000
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$100.00 will be assessed at the time of your hearing.
Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

07-02-2025 12:08 PM

12631 Ramiro St

7020 1290 0001 5683 4062



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-25-05-10509

Folio: 0351180050680

The City of Coral Gables
vs

LOUIS TOLEDO
12631 RAMIRO ST
CORAL GABLES, FL 33156

NOVI-25-05-10509

Our records indicate that you, as the Owner and/or Occupant of the premises at:
12631 RAMIRO ST

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

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)

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

Remedy: 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.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 7/16/2025 at 08:30 AM in the Commission Chambers, located at:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.