

Aug 26, 2025 at 11:02:02 AM
12631 Ramiro St
Coral Gables FL 33156
United States

12631 Ramiro St

7020 1290 0001 5683 5816



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

August 21, 2025

Case #: NOVI-25-05-10509

Folio: 0351180050680

The City of Coral Gables
vs

LOUIS TOLEDO
1461 NW 23 ST
MIAMI, FL 33142

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 PVW 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 9/17/2025 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.

08-26-2025 11:02 AM

Aug 26, 2025 at 11:02:09 AM
12631 Ramiro St
Coral Gables FL 33156
United States



12631



08-26-2025 11:02 AM