



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

7020 1290 0000 1065 9619

December 11, 2025

Via Certified Mail

MICHAEL LOHmann
& JACLYN SEPE LOHmann
740 TIBIADO AVE
Coral Gables, FL 33143

Re: Ticket No: TICK-25-10-21653
Address of Violation: 740 TIBIADO AVE

Dear property owner,

This letter is in response to your request of a hearing to appeal the above citation, issued by Code Enforcement Officer Ignacio Luzarraga on 10/22/2025 for:

Sec. 82-29. - Permits generally. (d)Pruning of trees on private property. Pruning tree limbs ten inches or more in diameter on private property requires a tree permit from the tree preservation agency. Pruning of branches four inches in diameter or greater must be done by a qualified tree trimmer. Pruning of trees may also be done by the property owner with assistance as needed by assisting labor.

TO WIT: Must obtain “after the fact” permit and a certified arborist report. (Tree assessment report including prescription if needed. Obtain all necessary permits as per Chapter 82-29. For more information regarding after the fact permit, please contact green space division at 305-460-5000.

Your case has been scheduled to be reviewed by the hearing officer on **Wednesday January 7th, 2025**. The administrative hearing will begin at 9:00 a.m. in the Development Services building, 1st Floor Conference Room, 427 Biltmore Way, Coral Gables, Florida 33134.



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At that time, you should be prepared to present all evidence in your defense. You have the right to obtain an attorney, at your own expense, to represent you at the hearing.

Failure to appear at the hearing may result in a guilty by default finding by the hearing officer. If you are found guilty, please be advised an administrative fee of \$108.75 will be assessed in addition to the amount of the citation.

Requests for continuance must be received in writing at least (10) ten days prior to the hearing and should include sufficient explanation with regards to the continuance request.

Please be advised that if someone other than the property owner, who was given the above referenced citation will be requesting an appeal or responding before the ticket hearing officer, he or she must provide at the time of the appeal or at time of the hearing a power of attorney from the person who was issued the citation. The power of attorney must be specific, reference the citation number, name the person who will be responding and be signed and notarized. If the property cited is owned by a corporation, a copy of the corporate resolution or minutes identifying that the person who signed the power of attorney is required.

Please make arrangements to comply with these requirements prior to attending the hearing. If you have any questions or are requesting a continuance, please contact: (305) 460-5266.

Thank you for your cooperation in this matter.

Sincerely,

Samuel F. Piccardo

NOTE: IF YOU SHOULD NEED A TRANSLATOR, YOU MUST BRING ONE AT YOUR EXPENSE.
NOTA: SI USTED NECESITA UN TRADUCTOR, USTED DEBE TRAER UNO CON USTED A SU COSTO.