

May 27, 2025 at 11:21:38 AM  
12631 Ramiro St  
Coral Gables FL 33156  
United States

12631 RAMIRO ST.

CITY OF CORAL GABLES, FLORIDA  
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-05-19953

DATE/TIME ISSUED 5/27/2025 10:49	CODE INSPECTOR Kenneth Vilato	DEPARTMENT Code E
NAME OF VIOLATOR LOUIS TOLEDO	FOLIO 0351180050680	REPEAT VIOLATOR Yes No
12631 RAMIRO ST Coral Gables,		
NAME OF REGISTERED AGENT (IF APPLICABLE)		

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
5/27/2025 AT 10:49 VIOLATION OF THE FOLLOWING SECTION(S)  
CORAL GABLES CITY CODE WAS OBSERVED

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)

TO WIT

Cut two trees on private property improperly and without a permit. Must obtain an after-the-fact permit for cutting of the two trees and submit an arborist report as to the viability and any prescription necessary. Must contact PW Green space for additional requirements 305-460-5000.

AT 12631 RAMIRO ST

YOU SHALL PAY THE CIVIL PENALTY OF \$ 1000.0 PLEASE CORRECT THE VIOLATION  
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ON OR BEFORE 6/27/2025 YOU MAY REQUEST AN ADMINISTRATIVE HEARING  
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR  
BEFORE 6/17/2025

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR  
FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE  
SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO  
HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION  
OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE  
DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL  
PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR  
ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I  
UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS  
NOT AN ADMISSION OF GUILT.

VIOLATOR Kesko DATE 5/27/25  
Kenneth Vilato 5/27/25  
CODE ENFORCEMENT OFFICER DATE

Kenneth Vilato  
305-460-5388  
kvilato@coralgables.com

9489 0090 0027 6517 5217 82

05-27-2025 11:21 AM

May 27, 2025 at 11:21:42 AM  
12631 Ramiro St  
Coral Gables FL 33156  
United States

12631

12631 Ramiro St  
City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100  
9549 0090 0027 6517 5217 75  
Notice of Violation

May 27, 2025  
LOUIS TOLEDO  
12631 RAMIRO ST  
CORAL GABLES, FL 33156  
Dear Property Owner and/or Occupant:  
This letter constitutes a notice that a violation(s) exists on the premises at:  
12631 RAMIRO ST, Coral Gables, FL 33156-4255

The violation(s) found was:  
Permits generally (G) - Tree Abuse - Sec. 82-29, Permits generally.  
(G) 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, § 21A4, A, 12-0-2017)

Code Enforcement Officer Comments: Improper tree oak tree cut right of way without a permit.  
The following steps should be taken to correct the violation:  
Comply with Section 82-29. Must obtain an after the fact permit for improper, cut Live Oak tree on city right of way. Must contact P&E green space for additional requirements. At 305-441-5000.  
The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.  
The Code Enforcement Division will re-inspect the property on 6/27/2025 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be forwarded to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens sitting on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you as long as the violation continues.  
305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

D. Vito  
305-440-5388  
kvito@coralgables.com

12631 RAMIRO ST.  
CITY OF CORAL GABLES, FLORIDA  
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-05-19863

SECTION NUMBER	CODE DESCRIPTION	VIOLATION
8272005	16-08	16-08
8272005	16-08	16-08

NAME OF VIOLATOR: LOUIS TOLEDO  
ADDRESS: 12631 RAMIRO ST, Coral Gables, FL 33156  
PHONE: 305-11800060

DATE OF RECEIVED NOTICE OF APPLICABLE: Yes No

THE VIOLATOR HEREBY ACKNOWLEDGES THE COMPLIANCE DATE FOR THE VIOLATION(S) IS: 6/27/2025  
DATE OF NOTICE: 5/27/2025  
DATE OF COMPLIANCE: 6/27/2025

Sec. 82-29, Permits generally.  
(G) 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, § 21A4, A, 12-0-2017)

Cut tree limbs on private property, improve and maintain a permit. Must obtain an after the fact permit, report on to the city and any preservation necessary. Must contact P&E Green Space for additional requirements. 305-441-5000.

12631 RAMIRO ST  
1008 B

On the morning of 6/27/2025, I, the undersigned, observed the above-described violation(s) on the premises of the violator(s) at the address of 12631 RAMIRO ST, Coral Gables, FL 33156.

FAILING TO PAY CIVIL PENALTY AND CORRECT VIOLATION FOR PERMITS SHALL CONSTITUTE A VIOLATION OF THIS SECTION. VIOLATION OF THIS SECTION SHALL CONSTITUTE A VIOLATION OF THIS SECTION. VIOLATION OF THIS SECTION SHALL CONSTITUTE A VIOLATION OF THIS SECTION. VIOLATION OF THIS SECTION SHALL CONSTITUTE A VIOLATION OF THIS SECTION.

I, the undersigned, hereby certify that the above information is true and correct to the best of my knowledge and belief.

Kenneth Vitaro  
City of Coral Gables

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