



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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appeal your citation?

Notice of Violation

October 14, 2024

Case #:NOVI-24-09-8318

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

Folio #: 0341300080860

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

1131 SUNSET DR, Coral Gables, FL 33143---6000

The violation(s) found was:

Landscaping - General Requirements - Maintenance - 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.

Code Enforcement Officer Comments: Missing ground cover on city swale.

The following steps should be taken to correct the violation:

305-460-5388

kvilato@coralgables.com

Comply with Section 6-103, Section A. Maintenance, Sub-section 5. Must install ground cover on city swale; IE Sod. Or other approved ground cover with a permit/approval from Public works.

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 11/14/2024 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 presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.



Vilato, Kenneth
305-460-5388

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