

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 33106
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 (C) - Tree Abuse - Sec. 82-02 - Permits generally.
(c) Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of
removal or 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(A)(A), 12-9-2017)
Code Enforcement Officer Comments: Improper tree care tree city right of way without a permit.
The following steps should be taken to correct the violation:
Comply with Section 82-02. Must obtain an after the fact permit for improper tree care. Live Oak tree
on city right of way. Must contact P&E Green Space for additional requirements. At 305-440-5000.
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
presented to the Code Enforcement Board for review and possible action. At that time, your case will be
opportunities 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.
305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134.
D. J. Vito
Chief, Code Enforcement
305-440-5388
lvito@coralgables.com

12631 RAMIRO ST.
CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE
Ticket # TICK-25-05-19863
DATE/TIME ISSUED: 6/27/2025 10:48 CODE VIOLATION: Kenneth Vito
NAME OF VIOLATOR: LOUIS TOLEDO
12631 RAMIRO ST
Coral Gables, FL 33106
NAME OF ADDRESSEE (PRINT IF APPLICABLE):
THE NOTICED ADDRESSEE HAS TO REMEDY THE COMPLAINT THAT IS THE SUBJECT OF THIS VIOLATION NOTICE.
6/27/2025 10:48
Sec. 82-02 - Permits generally.
(c) Tree abuse. Tree abuse is prohibited and shall constitute a
violation of this section. Any act of removal or 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(A)(A), 12-9-2017)
Cut live trees on private property immediately and
without a permit. Must obtain an after the fact permit
for cutting of the tree and submit a report
report on to the city and any preservation
necessary. Must contact P&E Green Space for
additional requirements. 305-440-5000.
12631 RAMIRO ST
1000.0
On the date of 6/27/2025, the City of Coral Gables, Florida, hereby certifies that the following
violation(s) has/have been observed on the premises of the above named person:
6/27/2025
Failing to pay civil penalty and correct violation on
file a request for removal of the tree. The removal
of the tree shall constitute a violation of the code of
violation, and the person shall be liable for the cost of
removal of the tree and any preservation
necessary. A civil penalty of \$1000.00 shall be assessed
for each violation of this section.
I, Kenneth Vito, certify that the above information is true and correct to the best of my knowledge and belief.
Kenneth Vito
City of Coral Gables
305-440-5388
9549 0090 0027 6517 5217 82

05-27-2025 11:21 AM

12631 Ramiro St

May 27, 2025 at 11:21:34 AM

12631 Ramiro St

Coral Gables FL 33156

United States



City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or
appeal your citation?

9489 0090 0027 6517 5217 75

Notice of Violation

Case #: NOVI-25-05-10509

Folio #: 0351180050680

May 27, 2025

LOUIS TOLEDO
12631 RAMIRO ST
CORAL GABLES, FL 33156

Novi. 25.05.10509

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---6355

The violation(s) found was:

Permits generally (c) - Tree Abuse - 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)

Code Enforcement Officer Comments: Improper cut live oak tree city 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 Improperly cut Live Oak tree on city right of way. Must contact PW green space for additional requirements. At 305-460-5000.

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 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.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Vilato, Kevin
305-460-5388

kvilato@coralgables.com

05-27-2025 11:21 AM