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CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

Before the Code Enforcement Board
in and for the City of Coral Gables
Dade County, Florida

09/14/2018

Summons to Appear

The City of Coral Gables
vs
JUN LIANG
108 oak
coral gables FL 33133

Case #: CE273776-111517

Folio #: 03-4120-006-1560

108 Oak

You, as the Owner and/or Occupant of the premises at:
108 oak
CORAL GABLES, FL 33134

are in violation of the following sections and subject to Section 101.168 of the City Code of the City of Coral Gables by:

City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Windows and doors installed without permits.

The following steps should be taken to correct the violation:

Remedy: Must obtain permit and approval or remove.

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 10/17/2018 at 8:30 am in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, Florida 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.

Como consecuencia de la(s) violaci3n(es) mencionadas arriba, se ha presentado una queja en su contra y a trav3s de este medio se requiere su presencia al frente de la Junta del Cumplimiento del C3digo para una audiencia el 10/17/2018 a las 8:30 a.m. en la C3mara de la Comisi3n, localizada en el segundo piso de:

City Hall
405 Biltmore Way
Coral Gables, Florida 33134

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutir3 en su ausencia. Una tarifa administrativa de \$108.75 se cobrar3 en su audiencia.

9/19/2018

CE 273776



CITY OF CORAL GABLES
 CODE ENFORCEMENT DIVISION
 427 Biltmore Way, Suite 100

Case #: CE273776-111517

11/15/2017

Code Enforcement Violation Warning

CE273776

JUN LIANG
 108 oak

Coral Gables FL 33133

Folio #: 03-4120-006-1560

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **108 oak**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- City Code - Chapter 105, section 105-23, F.B.C. - section 105.1. Work done without a permit.

Code Enforcement Officer Comments: Windows and doors installed without permits.

The following steps should be taken to correct the violation:

Remedy: Must obtain permit and approval or remove.

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated. The Code Enforcement Division will re-inspect the property on **12/16/2017** to determine if corrective measures have been completed. If corrective measures have not been completed by **12/16/2017**, a Notice of Violation will be issued.

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. Coral Gables ha merecido el título de "La Ciudad Bella" gracias a la ayuda de los residentes. Se agradece su cooperación inmediata para la corrección de la(s) violación(es) mencionadas arriba. La División del Cumplimiento del Código re-inspeccionará la propiedad el **12/16/2017** para determinar si se han tomado medidas correctivas. Si estas medidas correctivas no se han realizado para el **12/16/2017**, se emitirá un Aviso de Infracción.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquier asistencia adicional.


 Joseph Paz
 Code Enforcement Officer
 305 476-7201
 jpaz2@coralgables.com

108 Oak
 11/16/2017



11/16/2017 15:16

SP



CITY OF CORAL GABLES
CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

03/08/2018

Case #: CE273776-111517

Notice of Violation **108 Oak**

JUN LIANG
108 oak
coral gables FL 33133

Folio #: 03-4120-006-1560

Dear Property Owner and/or Occupant:
This letter constitutes a notice that a violation(s) exists on the premises at **108 oak**, Coral Gables, FL.
The violation(s) found was:

Violations:

- **City Code - Chapter 105, section 105-23, F.B.C. - section 105.1. Work done without a permit.**

Code Enforcement Officer Comments: Windows and doors installed without permits.

The following steps should be taken to correct the violation:
Remedy: Must obtain permit and approval or remove.

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 **4/7/2018** to determine if corrective measures have been completed. If the violation(s) has not been corrected 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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba. La División del Cumplimiento del Código re-inspeccionará la propiedad el **4/7/2018** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación. La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

Joseph Paz
Code Enforcement Officer
305 569-1838
jpaz2@coralgables.com

3/8/2018

CE273776

03/08/2018 13:53