



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100



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### Summons to Appear

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

July 1, 2025

Case #: NOVI-24-03-5871

Folio: 0341070090120

The City of Coral Gables  
vs

VISIONARY INVESTOR LLC  
5941 SW 164 CT  
MIAMI, FL 33193

Our records indicate that you, as the Owner and/or Occupant of the premises at:

**905 TANGIER ST**

still are in violation of the following sections of the City Code of the City of Coral Gables:

**Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

**The following steps need to be taken to correct the violation:**

**Remedy: PLEASE OBTAIN PERMIT TO REPAIR OR REPLACE FRONT PORCH STEPS, WALKWAY, DRIVEWAY RIBBONS IN DISREPAIR, ROOF IN NEED OF CLEANING, PROPERTY WALLS IN NEED OF CLEANING AND OR TOUCH UP PAINT, VEGETATION OVERGROWN.**

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 07/16/2025 at 08:30 AM in the Commission Chambers, located at:

**City Hall  
405 Biltmore Way  
Coral Gables, FL 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.

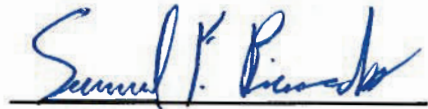
If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

Angelica Lugo

Code Enforcement Officer

[alugo@coralgables.com](mailto:alugo@coralgables.com)

A handwritten signature in blue ink, reading "Samuel F. Pineda", is written over a horizontal line.

Code Enforcement Board Clerk