



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

7020 1290 0000 7521 7656

### Summons to Appear



SCAN ME  
Need to search or  
appeal your citation?

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

September 30, 2025

Case #: NOVI-24-12-8616

Folio: 0341200061560

The City of Coral Gables  
vs

**JUN LIANG**  
**108 OAK AVE**  
**Coral Gables, FL 33133-4853**

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

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

**Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.**  
**The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7.**

**Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)**

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

Remedy: Apply for necessary permit renewal and obtain final inspections.

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 10/15/2025 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

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com

A handwritten signature in blue ink, appearing to read "Samuel F. Pineda", written over a horizontal line.

Code Enforcement Board Clerk