

City of Coral Gables
Public Services Department
Phone: (305) 460-5235

VIOLATION-

THIS TAG UNDER PENALTY OF THE LAW

WORK IMMEDIATELY.

Work as described below and
violations before proceeding.

☐ Electrical ☐ Plumbing ☐ A/C Mech

5 TANGIER

WITHOUT PERMIT STOP ALL
WORK DO NOT START
UNTIL ALL VIOLATIONS
ARE OBTAINED

WGO 305-460-5387
CORALGABLES.COM

Inspector/ID # 11958 AZ



NOVI-25-02-9312

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



Need to search or
appeal your citation?

Notice of Violation

February 25, 2025

Case #: NOVI-25-02-9312

VISIONARY INVESTOR LLC
5941 SW 164 CT
MIAMI, FL 33193

Folio #: 0341070090120

9489 0090 0027 6518 8427 32

9489 0090 0027 6518 8427 49

Dear Property Owner and/or Occupant:

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

905 TANGIER ST, Coral Gables, FL 33134-2482

The violation(s) found was:

Work without a Permit - 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-[A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: WORK WITHOUT A PERMIT, INCLUDING BUT NOT LIMITED TO, INTERIOR ALTERATIONS, ELECTRICAL, MECHANICAL, PLUMBING, INSTALLATION OF WINDOWS AND FRONT DOOR, INSTALLATION OF TILE AT PORCH AND FRONT STEPS.

The following steps should be taken to correct the violation:

CEASE AND DISIST ALL UNPERMITTED WORK, MUST OBTAIN ALL NECESSARY PERMITS.

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 3/26/2025 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.

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.

905 TANGIER

ANGELA LUGO
alugo@coralgables.com
305-460-5387

03-26-2025 06:15 PM

DEVELOPMENT

08-26-2025 06:15 PM

-VIOLATION-

DO NOT REMOVE THIS TAG UNLESS BY ORDER OF THE LAW

STOP ALL WORK IMMEDIATELY

Stop the work as described below and correct all violations before proceeding.

☐ Zoning ☐ Structural ☐ Electrical ☐ Plumbing ☐ A/C Mech

Job Address: 905 TANGIER

Permit Number:

WORK WITHOUT PERMIT STOP ALL
UNPERMITTED WORK DO NOT START
NEW WORK UNTILL ALL NECESSARY
PERMITS ARE OBTAINED

ANGELICA WGO 305-460-5384

ALWGO@CORALGABLES.COM

Date: 02/15/25 Inspector/ID # 11958 AT

001-25-02-9

City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

Notice of Violation

PROJECT
OWNER
ADDRESS

Owner and Occupant:

Notice that a violation(s) exists on the premises at:

City of Coral Gables, FL 33134-2482

Violations:

Adoption of building, plumbing, mechanical and electrical codes. Building Code together with all local amendments thereto shall be enforced. Penalties for violation of the state building code shall be as provided in the Building Code 105- [A]105.1. Required. Any person or owner's authorized agent who intends to construct, alter, repair, change the occupancy of a building or structure, or to install, remove, convert or replace any impact-resistant coverings, or any other system, the installation of which is regulated by this code shall first make application to the building official and obtain a permit. Code 1991, § 6-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 2006-10.

Enforcement Officer Comments: WORK WITHOUT A PERMIT. UNPERMITTED ALTERATIONS. ELECTRICAL, MECHANICAL, PLUMBING AND FRONT DOOR, INSTALLATION OF TILE AT PORCH

The following steps should be taken to correct the violation:

STOP AND DISIST ALL UNPERMITTED WORK, MUST OBTAIN ALL

violations enforced by the City have been adopted in order to protect the public health, safety and welfare. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 3/26/2025 to determine if the violation(s) has not been completed at the time of inspection. If the violation(s) has not been completed at the time of inspection, the Code Enforcement Board for review and possible action. At that time, the Board has the authority to assess a fine against you for as long as the violation(s) remains.

Assistance is available for consultation on this matter from 7:30 AM to 4:00 PM. For more information, contact the Code Enforcement Officer below for additional assistance or the Code Enforcement Officer at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134.

08-26-2025 06:15 PM