



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

9589 0710 5270 1750 3179 02

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

February 25, 2026

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 3/11/2026 at 08:30 AM in the Commission Chambers, located at:

Community Meeting Room (Public Safety Building)
2151 Salzedo Street
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:

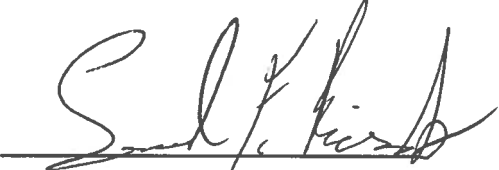
- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - The City Code requires that you replace the structure with a similar 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 black ink, appearing to read "Sebastian Ramos", written over a horizontal line.

Code Enforcement Board Clerk