

5683 3878

11/15/2025

Search or citation?

1, 2025

3-5871

090120

from
y of

7-14-1959;

WALKWAY,
IN NEED

by
8:30 AM in

being heard

must provide a

...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.

...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 305-441-7777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

05 TANGIER

Angela Lugo
alugo@coralgables.com
305-460-5387

7020 1290 0001 5683 3874



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



SCAN ME
Need to search or
appeal your citation?

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-25-02-9312

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. 105-26. - 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)

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

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

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 7/16/2025 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.

Jul 3, 2025 09:00 AM



