



CITY OF CORAL GABLES

Code Enforcement Division
427 Biltmore Way, Suite 100

9589 0710 5270 1750 3179 40

Summons to Appear



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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-22-08-1132

Folio: 0341170054140

The City of Coral Gables
vs

**MMSDDR PONCE LLC
C/O PABLO RODRIGUEZ
THERREL BAISDEN, LLP (R/A)
1 SE 3RD AVE, STE. 2950
MIAMI, FL 33131-1722**

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

2700 PONCE DE LEON BLVD

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

Section 14-202.7. Building permit

D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

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

Remedy: Comply with Section 14-202.7(D)- extended permit has expired/ building has not commenced and has had no inspections in over 6 months. Must renew permit and complete building and inspection process.

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

Aaron Barcenas

Code Enforcement Officer

305-619-4302

abarcenas@coralgables.com

A handwritten signature in blue ink, appearing to read "Sandra E. Kirk", is written over a horizontal line.

Code Enforcement Board Clerk