



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

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

91 7108 2133 3932 5953 4482

05/01/2023

Summons to Appear on Respondent's Motion for Extension of Time

The City of Coral Gables

Case #: NOVI-22-08-1132

vs

MMSDDR PONCE LLC
C/O PABLO RODRIGUEZ
THERREL BAISDEN, LLP
REGISTERED AGENT
1 SE 3RD AVE, STE 2950
MIAMI, FL 33131-1722

Folio #: 03-4117-005-4140

You, as the owner of the premises at:

2700 PONCE DE LEON BLVD, Coral Gables, FL 33134-6005

are in violation of the following sections and subject to Section 101-107 of the City Code of the City of Coral Gables by:

Uncompleted Building - Section 14-202.7. Zoning 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.

Code Enforcement Officer Comments: At time this case was opened, the building process had not commenced and there had been no permit inspections in over 6 months. Permit was expired.

The following steps should be taken to correct the violation:

Comply with Section 14-202.7(D) - extended permit has expired/building has not commenced and had 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 5/17/2023 at 8:30 am in the Commission Chambers, located on the second floor of:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

The hearing shall be on the Respondent's request, dated March 30, 2023, to extend the deadline for compliance of April 2, 2023 ("Request"), in the Code Enforcement Board Enforcement Order, dated October

19, 2022 ("Order"). The hearing shall be strictly limited to considering the Request. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You may also be liable for the reasonable costs of the administrative hearing.

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.**

Como consecuencia de la(s) violación(es) mencionadas arriba, se ha presentado una queja en su contra y a través de este medio se requiere su presencia al frente de la Junta del Cumplimiento del Código para una audiencia el 5/17/2023 a las 8:30 a.m. en la Cámara de la Comisión, localizada en el segundo piso de:

**City Hall
405 Biltmore Way
Coral Gables, Florida 33134**

Este es su aviso para comparecer en dicha hora y lugar. Si no se presenta, el caso en su contra se discutirá en su ausencia. Una tarifa administrativa de \$108.75 se cobrará en su audiencia.

Si alguien va a asistir a la audiencia en su lugar, por favor asegúrese de proporcionar un poder de abogado en el momento que se realiza la audiencia.

Si este aviso se refiere a la falta de mantenimiento de una estructura histórica, tenga en cuenta que:

- **Usted puede recibir multas muy grandes que tal vez no pueden ser aminoradas.**
- **Es posible que también deba reparar o restaurar la estructura histórica.**
- **Si se permite que la estructura histórica se deteriore hasta el punto en que debe ser demolida:**
 - **El Código de la Ciudad requiere el reemplazo de la estructura con una similar que sea apropiadamente histórica; y**
 - **La propiedad ya no será elegible para una exención de impuestos por preservación histórica.**


Terri Sheppard, Acting Clerk
Code Enforcement Board

**Amparo Quintana
Code Enforcement Officer
305 569-1806
aquitana@coralgables.com**