



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

8/12/2022 11:47:38 AM

Case #:NOVI-22-08-1132

Notice of Violation

ACQ

Posted: 8/12/22
2700 Ponce

PABLO RODRIGUEZ, or

MMSDDR PONCE LLC

ONE SE 3 AVE STE 2950

MIAMI, FL 33131

Folio #: 0341170054140

Dear Property Owner and/or Occupant:

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

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

The violation(s) found was:

Uncompleted Building - 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.

Code Enforcement Officer Comments: Building process has not commenced and has had no permit inspections in over 6 months. permit is now 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 has had no inspections in over 6 months. Must renew permit and complete building and inspection process.

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.