



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 20, 2025

CASE NO.: 20-1937
RECT-25-01-0450

BUILDING ADDRESS: 4075 PONCE DE LEON BLVD

FOLIO NUMBER: 03-4120-017-1123

OWNER: 4075 PONCE DE LEON INV CO INC

USE: COMMERCIAL

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2020

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

02/10/20	First Notice from the City advising Recertification is required mailed with return receipt
05/11/20	Second Notice from the City advising Recertification is required mailed with return receipt
06/12/20	Covid-19-City extension establishing a new deadline of November 2, 2020 to provide the Recertification report mailed with return receipt
07/17/20	Recertification Report rejected; repairs required (Building & Electrical) 60 days extension granted to make repairs
09/15/20	Extension expired
12/28/20	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed Notice of Hearing Delivered per USPS Tracking
12/29/20	Notice of Hearing posted on Structure
01/11/21	Board Hearing
01/26/21	Board's Order: The Owner shall take the Required Action as follows: A. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within ninety (90) days of the Board's Order <u>Recertifying</u> the property. B. A \$250 daily fine be imposed if property is not recertified within the ninety (90) day deadline.
10/09/25	Notice of Intent to Lien and Hearing mailed Certified Mail & USPS Regular Mail
10/09/25	Notice of Hearing posted on Structure
10/20/25	Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a revised Recertification Report nor updated letters.

BUILDING OFFICIAL'S RECOMMENDATION:

- A.** That all provisions of the original Order, including fines or deadlines, remain in full force and effect.
- B.** That the Property Owner submit current structural and electrical recertification reports and cover letters, as applicable, appropriately signed and sealed by a Florida-licensed professional engineer or architect, within thirty (30) days of the Board's meeting.
- C.** That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, as applicable, within thirty(30) days of the Board's meeting attesting that the building's structural and electrical systems are safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending.
- D.** Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure.
- E.** That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure.
- F.** That a \$500 daily fine be imposed if **a)** any of the above deadlines are not met, or **b)** if the building is not recertified within 45 days of the board's meeting, in addition to fines previously imposed, until the building is fully recertified.

PERMIT ACTIVITY: No current permits associated with the Building Recertification.