



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: November 18, 2024

BUILDING ADDRESS: 760 Ponce De Leon Blvd.

CASE NO.: 24-8224

RECT-24-10-0411

FOLIO NUMBER: 03-4105-050-1860

OWNER: 760 ponce De Leon LLC

USE: Office Building

OF LIVING UNITS: 2

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1954

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 and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows: To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

DATES AND ACTIVITIES:

01/31/24	First Notice from the City advising Recertification is required mailed, in transit.
05/10/24	Second Notice from the City advising Recertification is pending mailed, delivered.
06/17/24	Final Notice from the City advising Recertification is pending mailed, delivered.
11/04/24	Notice of Hearing posted on Structure and at City Hall.
11/05/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
11/18/24	Board Hearing

TO DATE THE OWNER HAS: NOT submitted a Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a letter from a structural Engineer within seven (7) days of the Board's meeting attesting the structure is safe for occupancy B. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. C. A \$250 daily fine be imposed, if any of these deadlines are not met.

PERMIT ACTIVITY:

BOAR-24-07-0904 BOA Preliminary and Med Bonus review for the proposed mixed use project (commercial, townhomes and medical office/clinic) located at 760 Ponce de Leon Boulevard, 112 & 120 Avila Court and Folio No. 03-4105-050-1850