



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: JANUARY 13, 2025

BUILDING ADDRESS: 2701 PONCE DE LEON BLVD.

CASE NO.: 24-8450

FOLIO NUMBER: 03-4117-005-4000

RECT-24-12-0435

OWNER:. PONCE 2019 LLC.

USE: COMMERCIAL BLDG.

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: FIRST

YEAR BUILT: 1984

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, delivered.
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.
12/31/24	Notice of Hearing posted on Structure and at City Hall.
12/31/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
01/13/25	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 Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property.

C. Pay of all applicable administrative fees.

D. A \$250 daily fine be imposed if any of these deadlines are not met.

PERMIT ACTIVITY: No current permits associated with the Building Recertification