



**NO TRESPASSING**  
PROHIBIDA LA TRASPASO  
This area is a designated construction site, and anyone who trespasses on this site commits a crime under Texas law.  
Esta área ha sido designada un área de construcción y cualquier persona que entre en esta zona, sin autorización, comete un delito mayor.

CITY OF DALLAS  
1000 COMMERCIAL AVENUE  
DALLAS, TEXAS 75202  
714.671.1000  
FAX 714.671.1001  
www.dallas.gov  
Permit to Construct  
Project Name: 400  
Address: 400  
City: Dallas  
State: TX  
County: Dallas  
Project Number: 7370  
Project Description: 400  
Project Status: 400  
Project Start Date: 400  
Project End Date: 400  
Project Manager: 400  
Project Engineer: 400  
Project Designer: 400  
Project Architect: 400  
Project Contractor: 400  
Project Subcontractor: 400  
Project Supplier: 400  
Project Vendor: 400  
Project Consultant: 400  
Project Advisor: 400  
Project Observer: 400  
Project Inspector: 400  
Project Auditor: 400  
Project Analyst: 400  
Project Researcher: 400  
Project Writer: 400  
Project Editor: 400  
Project Publisher: 400  
Project Distributor: 400  
Project Retailer: 400  
Project Wholesaler: 400  
Project Manufacturer: 400  
Project Supplier: 400  
Project Vendor: 400  
Project Consultant: 400  
Project Advisor: 400  
Project Observer: 400  
Project Inspector: 400  
Project Auditor: 400  
Project Analyst: 400  
Project Researcher: 400  
Project Writer: 400  
Project Editor: 400  
Project Publisher: 400  
Project Distributor: 400  
Project Retailer: 400  
Project Wholesaler: 400  
Project Manufacturer: 400

**DANGER**  
**CONSTRUCTION AREA**  
**AUTHORIZED PERSONNEL ONLY**  
**PELIGRO**  
**ÁREA DE CONSTRUCCIÓN**  
**SOLO PERSONAL AUTORIZADO**

May 5, 2023 at 7:45 AM



## 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

Case #: NOVI-22-08-1132

The City of Coral Gables

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

ACQ  
posted: 5/5/2023

2700 Ponce de Leon

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

May 5, 2023 at 7:45 AM