



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** May 13, 2024

**CASE NO.:** 23-6909  
RECT-22-12-0105

**BUILDING ADDRESS:** 2331 PONCE DE LEON BLVD.

**FOLIO NUMBER:** 03-4108-007-3510

**OWNER:** KF Ponce, LLC

**USE:** Commercial Building

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2023

**LAST RECERTIFICATION:** FIRST

**YEAR BUILT:** 1983

**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:**

01/25/23 Building Recertification Report Rejected (Electrical & Structural)  
01/30/23 First Notice from the City advising Recertification is required mailed with return receipt.  
01/26/24 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with Return receipt.  
01/26/24 Notice of Hearing posted on Structure and at City Hall.  
02/12/24 Board Hearing, item was deferred.  
04/05/24 Letter from structural Engineer submitted attesting to Building's occupancy.  
04/12/24 Building Recertification Report Rejected (Electrical & Structural)  
04/26/24 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with Return receipt.  
04/26/24 Notice of Hearing posted on Structure and at City Hall.  
05/13/24 Board Hearing

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

**BUILDING OFFICIAL'S RECOMMENDATION:** A. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed if any of these deadlines are not met.

**PERMIT ACTIVITY:**

BLDB-23-04-1579 40 year recertification repairs FINAL on 3/22/24

ELEC-24-04-2376 issued on 4/23/24