



City of Coral Gables  
Development Services Department

**CONSTRUCTION REGULATION BOARD**  
**CASE RESUME**

**HEARING DATE:** April 17, 2023

**CASE NO.:** 22-4466

**BUILDING ADDRESS:** 4800 LE JEUNE RD

**FOLIO NUMBER:** 03-4120-022-4000

**OWNER:** PROPERTIES 4 US INC.

**USE:** Commercial

**# OF LIVING UNITS:** 0

**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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code because:

- **Extensive interior demolition has been performed without a permit.**
- **Once the permits were obtained, they were allowed to expire:**
  - **permit number BL-16-05-6522 for interior renovation (painting and flooring) expired on October 14, 2016**
  - **permit number BL-16-06-6488) for replacement of windows expired on February 21, 2016**
- **These permits have not been extended, even though you were provided notice of the violations on October 26, 2018 and again on June 23, 2021.**
- **Moreover, construction workers, including roofers, were present and were working on July 7, 2022, even though there were no active permits on the Property.**

**DATES AND ACTIVITIES:**

07/21/16 Permit BL-16-06-6488 for: STOREFRONT WINDOWS (52) & DOORS (3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000

10/14/16 Permit BL-16-05-6522 for: COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)

11/29/18 Code Enforcement notified the property owner permits where expired.

02/19/20 Property heard by the Code Enforcement Board

04/28/20 Permit BL-16-06-6488/BL-22-08-8941 (Window replacement) -Final 11/15/22

06/23/21 Notice of Unsafe Structure and Notice of Emergency Action to secure commercial structure mailed with return receipt; delivered.

06/23/21 Notice of Unsafe Structure and Notice of Emergency Action to secure commercial structure posted on Structure.

02/04/22 **Permit BL-16-05-6522** EXPIRED-COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS.

07/27/22 Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt, No access to delivery location.

07/27/22 Notice of Hearing posted on Structure and at City Hall.

08/08/22 Board Hearing

08/23/22 **Board Ordered::** the owner **A. Obtain and pass final inspection on the permits within thirty (30) days of the date of this order B. Provide a construction schedule as requested by the Building Official**

09/22/22 **CRB ORDER EXPIRED**

09/30/22 Property owner request for CRB hearing

09/30/22 Notice of Non-Compliance and Intent to Lien

10/17/22 CRB October meeting cancelled

10/31/22 Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.

10/31/22 Notice of Hearing posted on Structure and at City Hall.

11/14/22 Board Hearing

01/10/23 Property owner request for CRB hearing

01/23/23 **CRB ORDER EXPIRED**

02/24/23 Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed. with return receipt.

02/24/23 Notice of Hearing posted on Structure and at City Hall.

03/13/23 Board Hearing- Request by owner for continuance, approved. continued to April 17, 2023

04/03/23 Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.

04/03/23 Notice of Hearing posted on Structure and at City Hall.

04/17/23 Board Hearing

**TO DATE THE OWNER HAS:** NOT extended the expired permits.

**BUILDING OFFICIAL'S RECOMMENDATION:** **Fines stand**

**PERMIT HISTORY:**

**10/14/16 Permit BL-16-05-6522 for: COMMERCIAL INTERIOR RENOVATIONS & PAINTING W/ FLOORING @ 2ND & 3RD FLOORS (\$92,000)**

06/26/17 Permit extension granted for Permit BL-16-05-6522

03/08/18 Permit extension granted for Permit BL-16-05-6522

11/21/18 Permit extension granted for Permit BL-16-05-6522

03/16/20 Permit extension granted for Permit BL-16-05-6522

07/29/21 Permit extension granted for Permit BL-16-05-6522

02/03/22 Revision submitted

02/04/22 Permit BL-16-05-6522

06/09/22 Plans submitted for interior demolition and additional work (Revision RV-22-02-7356-cancelled) BLDB-22-06-0795 created for interior demolition and new interior work.

07/22/22 BLDB-22-06-0795 REJECTED plan review comments available on-line

10/06/22 BLDB-22-06-0795-rework submitted-in review

10/25/22 BLDB-22-06-0795 REJECTED plan review comments available on-line, **There has been no further action.**

**07/21/16 Permit BL-16-06-6488 for: STOREFRONT WINDOWS (52) & DOORS(3) -CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000**

02/08/17 RV-16-11-6745- REVISION to BL-16-06-6488- ARCHITECTURAL & STRUCTURAL

01/18/18 Permit extension granted for Permit BL-16-06-6488

03/16/20 Permit extension granted for Permit BL-16-06-6488  
04/28/20 Permit BL-16-06-6488 expired  
09/15/22 Change of contractor BL-22-08-8941 issued for STOREFRONT WINDOWS (52) & DOORS(3) -  
CLEAR ANODIZE FRAME/ GRAY GLASS \$84,000  
10/14/22 Final Zoning rejected -not ready  
11/15/22 Final permit closed.

07/18/22 BLDB-22-04-0642 Flat roof replacement issued.  
02/20/23 Permit Expired