# City of Coral Gables
# Development Services Department

### CONSTRUCTION REGULATION BOARD
### CASE RESUME

**HEARING DATE:** July 14, 2025

**CASE NO.:** 25-9345
UNST-25-07-0037

**BUILDING ADDRESS:** 631 SAN LORENZO AVE

**FOLIO NUMBER:** 03-4120-022-1460

**OWNER:**. GJNC SAN LORENZO LLC

**USE:** SINGLE FAMILY RESIDENCE

**# OF LIVING UNITS:** 1

**PENDING RECERTIFICATION:** N/A

**LAST RECERTIFICATION:** N/A

**YEAR BUILT:** 1951

**DESCRIPTION AND DEFECTS OF BUILDING: Building Official has inspected the Property and 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, pursuant to Section 105-89 of the City Code due to the fascia and overhang of the porch roof are in complete disrepair and portions of the fascia have fallen away and are hanging, which has left exposed wood and a large hole that has allowed bees to form a hive in the roof and that allows moisture to enter the Structure.**

**DATES AND ACTIVITIES:**

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|---|---|
| 06/23/25 | Code Enforcement Notice of violation was posted on the property (Failure to register vacant property) |
| 06/24/25 | Code Enforcement Notice of violation warning was posted on the property. (Eliminate infestation of bees and remove beehive) |
| 07/02/25 | Notice of Hearing posted on Structure and at City Hall. |
| 07/02/25 | Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt |
| 07/14/25 | Board Hearing |

**TO DATE THE OWNER HAS:** NOT submitted for permit to repair or demolish the property for the City's review.

**BUILDING OFFICIAL'S RECOMMENDATION: A.** You must apply for, obtain, and pass final inspection on all development approvals, including, but not limited to, building permits ("Permits") to repair the Structure or demolish it within 90 days of the July 14, 2025 CRB meeting ("Required Action"). **B.** A $250 daily fine be imposed if any of these deadlines are not met.

**PERMIT ACTIVITY:** No current permits associated with the Unsafe Structure