



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** February 14, 2022

**CASE NO.:** 21-2241

**BUILDING ADDRESS:** 827 ORTEGA AVE

**FOLIO NUMBER:** 03-4107-018-1061

**OWNER:** LOGO HOMES INC  
(Leonardo Mendez-Registered Agent)

**USE:** SINGLE FAMILY RESIDENCE

**# OF LIVING UNITS:** 1

**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(1) because it has been substantially damaged by fire. In addition, the structure is presumed unsafe pursuant to Section 105-89(10)(c) of the City Code, because it has been partially destroyed by fire.

**DATES AND ACTIVITIES:**

05/03/19	Date of fire at the property
06/26/19	Declared unsafe by the Building Official
01/14/21	Code Enforcement Violation warning. Chapter 105-Minimum Housing
02/19/21	Notice of Violation Chapter 105-Minimum Housing
03/29/21	Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing mailed with return receipt, delivered.
03/29/21	Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing posted on Structure and at City Hall
04/12/21	Board Hearing
04/19/21	<b>Board Order:</b> A. Secure and maintain the property, apply for an interior demolition permit including removal of the caved-in roof, obtain temporary fence permit and submit permit for new structure within thirty (30) days from the Construction Regulation Meeting of April 12, 2021. B. Applicant to provide an update at the Construction Regulation Meeting of May 10, 2021.
04/26/21	Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing mailed with return receipt, delivered
04/26/21	Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing posted on Structure and at City Hall
04/30/21	permit BL-21-04-7724 issued for DEMOLITION OF ALL INTERIOR PARTITIONS, DAMAGED TRUSSES AND ROOF TILES DUE TO FIRE DAMAGE. No inspections called. permit BL-21-04-7727 issued for TEMPORARY CHAINLINK FENCE

05/10/21 Board Hearing

05/10/21 **Board Order:** A. Apply for development approvals, including, but not limited to, building permits for the proposed addition and alterations to the Structure within one hundred and twenty (120) days of the date of this Order

05/10/21 Historical Significance Letter issued by City (Requirement of Pre-Zoning review)

05/12/21 **1<sup>ST</sup> BOARD ORDER EXPIRATION DATE**

08/23/21 Submitted plans for Board of Architect approval AB-21-07-8042 (approved 11/17/21)  
Permit BL-21-08-8174 applied for RESIDENTIAL - ( 2ND ) LEVEL RES. ADDITION ( 1,093 SF ) BALCONY. COV. TERRACE, INTERIOR ALTERATIONS. Plans have been rejected with no activity since 12/7/21.

09/21/21 **2<sup>ND</sup> BOARD ORDER EXPIRATION DATE**

02/01/22 Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing mailed with return receipt, delivered

02/01/22 Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing posted on Structure and at City Hall

**BUILDING OFFICIAL'S RECOMMENDATION:** A. Obtain a Building Permit for the proposed addition and alterations to the structure or a total demolition permit within sixty (60) days of the Board's Order. B If a permit for the addition and alterations is issued, then obtain a Certificate of Occupancy for the structure within one hundred eighty (180) days from the Board's Order. If a Total Demolition permit is issued, the permit shall be in Final status within ninety (90) days of the Board's Order. C. A \$250 daily fine be imposed if property does not comply with either of the deadlines

#### **PERMIT ACTIVITY:**

##### **Building:**

BL-21-04-7724 DEMOLITION OF ALL INTERIOR PARTITIONS, DAMAGED TRUSSES AND ROOF TILES DUE TO FIRE DAMAGE Issued on 04/30/21 not final

BL-21-08-8174 RESIDENTIAL - ( 2ND ) LEVEL RES. ADDITION ( 1,093 SF ) BALCONY. COV. TERRACE, INTERIOR ALTERATIONS \$185,000

##### **Electrical:**

EL-21-04-7730 ELECTRICAL FOR DEMOLITION OF ALL INT PARTITIONS Issued on 05/05/21 not final

##### **Plumbing:**

PL-21-04-7731 PLUMBING FOR DEMOLITION OF ALL INT PARTITIONS Issued on 05/06/21 not final

##### **Zoning:**

ZN-21-04-7727 TEMPORARY CHAINLINK FENCE FOR DEMOLITION OF ALL INT PARTITIONS, DAMAGED TRUSSES AND ROOF TILES DUE TO FIRE DAMAGE Issued on 04/30/21 not final