



**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	Board Order: 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	<u>1ST BOARD ORDER EXPIRATION DATE</u>
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	<u>2ND BOARD ORDER EXPIRATION DATE</u>
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
02/14/22	Board Order: A. The Owner shall obtain all necessary development approvals, including, but not limited to, a building permit for the proposed addition and alterations to the Structure (“Building Permit”) or a permit for total demolition of the Structure (“Demolition Permit”) within sixty (60) days of the Board’s Order. B. The Owner shall obtain a Certificate of Occupancy for the Structure and pass final inspection on the Building Permit within one hundred eighty (180) days of the date of this Order or shall pass final inspection on the Demolition Permit within ninety (90) days of the date of this Order. C. \$250 daily fine be imposed, if the Owner does not comply with any of the deadlines in this Order.
05/01/22	<u>3rd BOARD ORDER EXPIRATION DATE</u>
08/01/22	Total Demolition Permit -final
10/24/22	Notice of Non-Compliance and Intent to Lien mailed with return receipt, delivered.
11/03/22	Notice of Unsafe Structure Violation for a Substantially Damaged Structure and Notice of Hearing posted on Structure and at City Hall
11/14/22	Board Hearing

BUILDING OFFICIAL’S RECOMMENDATION: A. Incurred fines are assessed for non-compliance

PERMIT ACTIVITY:

BOAR-22-05-0253 (827 ORTEGA AVE Coral Gables, FL 33134-3615) PRELIMINARY ** New Home Design