



Legislation Details (With Text)

File #: NOVI-22-08-1132 **Version:** 1 **Name:**
Type: Code Enforcement Board Violation **Status:** Agenda Ready
File created: 10/11/2022 **In control:** Code Enforcement Board
On agenda: 5/17/2023 **Final action:**
Enactment date: **Enactment #:**
Title: 2700 Ponce de Leon Blvd.

Summons to Appear on Respondent's Motion for Extension of Time

Violation Description - Uncompleted Building - Section 14-2017. Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order

Building process has not commenced and has had no permit inspections in over 6 months, permit is expired.

Remedy - Comply with Section 14-202.7(D) extended permit has expired/building has not commenced and has had no inspections in over 6 months. Must renew permit and complete building and inspection process.

Owner - Pablo Rodriguez or MMSDDR Ponce LLC

Code Enforcement Officer Quintana

Sponsors:

Indexes:

Code sections:

Attachments: 1. 10-14-22 Photos (1), 2. 10-14-22 Photos (2), 3. current pictures from 5 9 2023, 4. ownership, 5. sunbiz, 6. unb code, 7. original nov letter, 8. nov posting, 9. nov affi, 10. nov usps, 11. Summons 2700 Ponce de Leon Blvd., 12. summons posting, 13. summons affi, 14. summons usps, 15. emails to alex palensuela regarding 2700 ponce de leon blvd, 16. building permit, 17. building permit actions, 18. email from Suramy and Douglas to Gus advising how to proceed on 10 18 2022, 19. summons posting 5 5 2023, 20. affidavit of summons posting, 21. Summons 2700 Ponce de Leon Blvd., 22. weekly report email from alex palensuela on 5 1 2023, 23. weekly report 1 from 4 24 2023 from Alex Palensuela, 24. weekly report 2 from 4 25 2023 from Alex Palensuela, 25. weekly report 3 from 4 26 2023 from Alex Palensuela, 26. weekly report 4 from 4 27 2023 from Alex Palensuela, 27. weekly report 5 from 4 28 2023 from Alex Palensuela, 28. daily email to suramy from 5 9 2023

Date	Ver.	Action By	Action	Result
10/19/2022	1	Code Enforcement Board		

2700 Ponce de Leon Blvd.

Summons to Appear on Respondent's Motion for Extension of Time

Violation Description - Uncompleted Building - Section 14-2017. Building permit

D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order

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Code Enforcement Officer Quintana