



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: 7/10/23, 11/18/24 & 1/13/25

CASE NO.: 23-6005

BUILDING ADDRESS: 915 Palermo Ave

RECT-23-06-0192

FOLIO NUMBER: 03-4118-011-0010

OWNER: Calta Venetian LLC.

USE: Multifamily

OF LIVING UNITS: 32

PENDING RECERTIFICATION: 2023

LAST RECERTIFICATION: 2013

YEAR BUILT: 1963

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, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

01/30/23	First Notice from the City advising Recertification is required mailed with return receipt, delivered.
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt, delivered
06/12/23	Final Notice from the City advising Recertification is pending mailed with return receipt, delivered.
06/29/23	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
06/29/23	Notice of Hearing posted on Structure and at City Hall.
07/10/23	Board Hearing: A. The Owner Submit a letter from a structural Engineer within fourteen (14) days of the Board's meeting attesting the structure is safe for occupancy B. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. C. A \$250 daily fine be imposed if any of these deadlines are not met.
09/10/23	<u>CRB order Expired</u>
08/23/24	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
10/14/24	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
10/16/24	Property owner request to be scheduled to the CRB to request for an extension.
11/04/24	Notice of Hearing posted on Structure and at City Hall.
11/05/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
11/18/24	Board Hearing: A. The July 1, 2023, order stands B. Submit a new letter from a structural Engineer

within seven (7) days of the Board's meeting, attesting the structure is safe for occupancy. C. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of November 18, 2024, CRB Board's meeting Recertifying the property. D. Daily fines be waived between 11/18/24 and 12/18/24 E. Provide the CRB board with an update at the January 13, 2025 Board's meeting. E. A \$250 daily fine be imposed, if any of these deadlines are not met.

11/18/24	Letter from a structural Engineer attesting the structure is safe for occupancy
12/27/24	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
12/31/24	Notice of Hearing posted on Structure and at City Hall.
12/31/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
01/09/25	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
01/13/25	Board Hearing: For Board update

TO DATE THE OWNER HAS: NOT submitted a revised Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: Previous order stand.

PERMIT ACTIVITY: No current permits associated with the Building Recertification