



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** March 13, 2023

**CASE NO.:** 22-5123

**BUILDING ADDRESS:** 51 VERAGUA AVE

**FOLIO NUMBER:** 03-4105-050-2191

**OWNER.:** Carlos R. Fernandez-Blanco  
& Olga Palmer

**USE:** SINGLE FAMILY RESIDENCE

**# OF LIVING UNITS:** 1

**YEAR BUILT:** 1944

**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:**

08/18/22	Code Enforcement Violation warning
10/18/22	Code Enforcement Violation
10/18/22	Notice of Emergency Action
12/20/22	Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt, delivered.
12/20/22	Notice of Hearing posted on Structure.
01/09/23	Board Order: <b>A. the City shall contact the Owners orally or in writing within thirty (30) days of the date of this Order to inform the Owners of the contents of this Order; and B. the Owners shall apply for, obtain, and pass final inspection on the Permits to demolish the Structure ("Required Action") within sixty (60) days of the date of this Order.</b>
02/02/23	Property owner request hearing
02/24/23	Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt.
02/24/23	Notice of Hearing posted on Structure and at City Hall.
03/13/23	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. Obtain a Building permit to demolish the structure within thirty days (30) of the Board's Order. B. A \$250 daily fine be imposed if the deadline is not met.**

**PERMIT ACTIVITY:**

BLDR-23-02-3003 Total Demolition – Application date 2/20/23 Permit in review

PLUR-23-03-1067 Sewer Cap -permit issued date 3/3/23