

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. ##-####

vs.

Carmencita Salsberg
Anthony A. Slasberg and
Maria Theresa Salsberg
312 Viscaya Ave
Coral Gables 33134-7332

Return receipt number:

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: May 24, 2023

Re: 312 Viscaya Ave, Coral Gables 33134-7332, legally described as set forth in the attached Exhibit "A" and bearing Property Appraiser's folio number 03-4117-007-3700 ("Property"), and the single-family on the Property, built in 1970 ("Structure").

The City of Coral Gables ("City") 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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

(10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:

- i. The construction of the structure or the construction or installation of systems or components within the structure has been commenced or completed without a permit or all of the required inspections or where the permit has expired prior to the required final inspections and the issuance of a certificate of occupancy or certificate of completion.**
- l. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.**

Specifically, you have performed construction work to (1) convert the garage, (2) build a new wall, (3) build a new bathroom, and (3) convert the structure from a single-family home to a multifamily dwelling, in cutting and refilling holes in the floor; all without obtaining the necessary development approvals, including, but not limited to, building permits ("Permits").

You must apply for the Permits to legalize or demolish the Structure within 30 days of the date of

this notice, obtain the Permits within 60 days of the date of this notice, and pass final inspection on the Permits within 90 days of the date that the City informs you that the Permits are ready to be picked up. (“Required Action”)

Therefore, this matter is set for hearing before the City's Construction Regulation Board (“Board”) in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on June 12, 2023, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Virginia Goizueta, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Virginia Goizueta
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

- c: American Advisors Group, 18200 Von Karman Ave, Ste 300, Irvine, CA 92612-1016;
- MERS, as nominee for American Advisors Group, P.O. Box 2026, Flint, MI 48501-2026; and
- Commissioner of Housing and Urban Development, 451 Seventh St., S.W., Washington, D.C. 20410-0001
- Steven Salsberg, 4090 Gem Lake Dr, Glen Ridge, FL 33406-3254
- Steven Salsberg, 20851 SW 246 St, Homestead, FL 33031-3650

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 16, 17, and 18 in Block 27, CORAL GABLES COCONUT GROVE SECTION, Part I, according to the Plat thereof, recorded in Plat Book 14 at Page 25 of the Public records of Miami-Dade County, Florida.