



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** October 18, 2021

**CASE NO.:** 21-2945

**BUILDING ADDRESS:** 266 PALERMO AVE

**FOLIO NUMBER:** 03-4117-005-6360

**OWNER:.** 266 PALERMO PROFESSIONAL  
BUILDING INC

**USE:** COMMERCIAL BUILDING

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2021

**LAST RECERTIFICATION DATE:** 2001

**YEAR BUILT:** 1951

**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:**

02/08/21	First Notice from the City advising Recertification is pending mailed with return receipt, delivered.
05/10/21	Second Notice from the City advising Recertification is pending mailed with return receipt and return receipt, delivered.
06/09/21	Final Notice from the City advising Recertification is pending mailed with return receipt and return receipt, returned to sender.
07/09/21	First Notice from the City advising Recertification is pending mailed with return receipt, delivered to new owner.
08/30/21	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt.
08/30/21	Notice of Hearing posted on Structure and at City Hall
09/13/21	Board Hearing. Case withdrawn, new owner.
10/05/21	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt.
10/05/21	Notice of Hearing posted on Structure and at City Hall
10/18/21	Board Hearing

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

**BUILDING OFFICIAL'S RECOMMENDATION:** **A.** Submit a letter from a structural Engineer within seven (7) 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 property is not recertified within the sixty (60) day deadline

**PERMIT ACTIVITY:** No current permits associated with the Building Recertification