



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** 05/13/24 & 01/13/25

**CASE NO.:** 24-7102

**BUILDING ADDRESS:** 5000 UNIVERSITY DR

RECT-23-06-0183-PARKING GARAGE  
RECT-23-06-0355-HOSPITAL BLDG

**FOLIO NUMBER:** 03-4119-003-0010

**OWNER:.** Doctors Hospital, Inc.

**USE:** HOSPITAL

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2023

**LAST RECERTIFICATION:** 2013

**YEAR BUILT:** 1953

**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
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt
07/11/23	Building Recertification report rejected (Electrical & Structural)
02/23/24	Notice of Hearing posted on Structure and at City Hall.
03/11/24	Board Hearing
03/22/24	Letter from a structural Engineer attesting the structure is safe for occupancy (for garage)
03/24/24	Applicant requested to be rescheduled to the Construction Regulation Board
04/26/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with Return receipt.
04/26/24	Notice of Hearing posted on Structure and at City Hall.
05/13/24	Board Hearing: 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 revised Recertification Report prepared by a licensed Architect or Engineer within sixty (6) months of the Board's Order Recertifying the property. C. That a \$250 daily fine be imposed, if any of these deadlines are not met, and D. That all applicable administrative fees be assessed.
12/27/24	<b>Building Recertification Report (hospital) -Approved</b>
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
01/07/25	<b>Building Recertification Report (parking garage) -Approved</b>
01/13/25	Board Hearing: <b>Complied</b>

**TO DATE THE OWNER HAS:**

**BUILDING OFFICIAL'S RECOMMENDATION:**

**PERMIT ACTIVITY:**