



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: January 10, 2022

CASE NO.: 21-3169

BUILDING ADDRESS: 1500 S DIXIE HWY

FOLIO NUMBER: 03-4130-009-0720

OWNER: MADRUGA INVESTMENTS LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: first recertification

YEAR BUILT: 1981

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, delivered.
07/23/21 Recertification Report rejected; repairs required (Building & Electrical). 60 days extension granted to do repairs
09/24/21 **EXTENSION EXPIRED**
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
10/11/21 Letter from a structural Engineer submitted attesting the structure is safe for occupancy.
10/18/21 Board Hearing
Board Ordered:: the owner A. Submit a revised 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.
11/01/21 Board hearing requested by applicant
12/20/21 **BOARD ORDER EXPIRED**
12/27/21 Notice of Hearing posted on Structure and at City Hall
01/10/22 Board Hearing

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

BUILDING OFFICIAL’S RECOMMENDATION: A. The Construction Regulation Board Order deadlines still stand.

PERMIT ACTIVITY: No current permits associated with the Building Recertification