



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: September 11, 2023,

CASE NO.: 23-6272

RECT-23-08-0219

BUILDING ADDRESS: 738 BILTMORE WAY

FOLIO NUMBER: 03-4117-008-1590

OWNER: 738 Biltmore Way LLC

USE: Multifamily

OF LIVING UNITS: 6

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, delivered.
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt, moving through the network.
06/12/23	Final Notice from the City advising Recertification is pending mailed with return receipt, delivered.
08/29/23	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
08/29/23	Notice of Hearing posted on Structure and at City Hall.
09/01/23	Revised Notice of Unsafe Structure Violation for Failure to Recertify (revised meeting location) and Notice of Hearing mailed with return receipt.
09/01/23	Revised Notice of Hearing posted on Structure and at City Hall (revised meeting location).
09/11/23	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed, if any of these deadlines are not met.

PERMIT ACTIVITY: No current permits associated with the Building Recertification