



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 13, 2023

CASE NO.: 22-4336

BUILDING ADDRESS: 255 Alhambra Cir.

FOLIO NUMBER: 03-4108-006-1920

OWNER: RREEF America REIT II Corp ZZZZ

USE: Commercial Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2022

LAST RECERTIFICATION DATE: 2012

YEAR BUILT: 1972

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:

01/03/22	First Notice from the City advising Recertification is required mailed with return receipt, delivered.
04/04/22	Second Notice from the City advising Recertification is pending mailed with return receipt, delivered.
06/09/22	Final Notice from the City advising Recertification is pending mailed with return receipt, delivered.
06/29/22	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
06/29/22	Notice of Hearing posted on Structure and at City Hall.
07/01/22	Recertification Report rejected (Building & Electrical)
07/11/22	Board Hearing- <u>Withdrawn</u> ; Building Recertification Report submitted and in review.
01/14/23	180 days <u>EXTENSION EXPIRED</u>
02/16/23	Recertification Report rejected (Building)
02/21/23	Recertification Report rejected (Building)
02/24/23	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
02/24/23	Notice of Hearing posted on Structure and at City Hall.
03/13/23	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: A. Submit an updated 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 any of these deadlines are not met.

PERMIT ACTIVITY: No current permits associated with the Building Recertification