



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** November 18, 2024

**CASE NO.:** 24-8269  
UNST-24-09-0030

**BUILDING ADDRESS:** 118 Sarto Ave

**FOLIO NUMBER:** 03-4117-004-0490

**OWNER:.** JAMES PARKE & JOSIE

**USE:** SINGLE FAMILY RESIDENCE

**# OF LIVING UNITS:** 1

**PENDING RECERTIFICATION:** N/A

**LAST RECERTIFICATION:** N/A

**YEAR BUILT:** 1940

**DESCRIPTION AND DEFECTS OF BUILDING:** Building Official has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89 of the City Code due to the construction work to convert the Structure from a single-family home to a multifamily dwelling (to wit: from a 3-bedroom/2-bathroom home to a 9-bedroom/4-bathroom home) all without obtaining the necessary development approvals, including, but not limited to, building permits ("Permits"). Also, the Structure lacks adequate means of egress since the only means of egress for the occupants/tenants is the front door, the bedroom windows do not open, and the rear door of the Structure is locked and the occupants/tenants do not have a key, as evidenced by City of Coral Gables Fire Department incident number 24004070, and the City of Coral Gables Police Department incident report number 24003638 the structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

**DATES AND ACTIVITIES:**

05/23/24 Code Enforcement, Police and Fire responded to property due to a complaint. Code Enforcement investigated, photographed property and interviewed tenants.

06/03/24 Code Enforcement Notice of violation was posted on the property.

08/22/24 Code Enforcement Board summons to appear posted on the property due to non-compliance.

09/18/24 Property found guilty and in violation by the Code Enforcement Board, property owners not present; fines were imposed. Code Board orders posted on the property.

09/19/24 Property Trustee request time extension to comply and fee waiver, via e-mail.

09/23/24 Property Trustee was notified, by e-mail, they would have to request to be heard by the Code Board for time extensions and fee waiver.

10/30/24 Intent to Lien notices were posted on the property, due to non-compliance.

11/04/24 Notice of Hearing posted on Structure and at City Hall.  
11/05/24 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt  
11/18/24 Board Hearing

**TO DATE THE OWNER HAS:** Not completed the repairs or finalized the permits.

**BUILDING OFFICIAL'S RECOMMENDATION:** A. The structure be vacated and all utilities disconnected within 30 days of the date of the November 5<sup>th</sup>, 2024 CRB hearing notice B. apply for the Permits to legalize or demolish the Structure within 30 days of the November 5<sup>th</sup>, 2024 CRB hearing notice C. Obtain the Permits within 60 days of the November 5<sup>th</sup>, 2024 CRB hearing notice D. pass final inspection on the Permits within 90 days of the date that the City informs you that the Permits are ready to be picked up. C. A \$250 daily fine be imposed if any of these deadlines are not met.

**PERMIT ACTIVITY:** No current permits associated with interior alterations.