



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: January 10, 2022

CASE NO.: 21-2952

BUILDING ADDRESS: 4200 LAGUNA ST

FOLIO NUMBER: 03-4120-017-1510

OWNER: 4200 LAGUNA HOLDINGS LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: 2011

YEAR BUILT: 1951

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 required mailed with return receipt, in transit to next facility.

05/10/21 Second Notice from the City advising Recertification is required mailed with return receipt, in transit to next facility.

06/09/21 Final Notice from the City advising Recertification is pending mailed with return receipt, in transit to next facility.

08/31/21 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed.

08/31/21 Notice of Hearing posted on Structure and at City Hall

09/13/21 Board Hearing

Board Ordered:: the owner **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 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.

09/16/21 Letter from a structural Engineer submitted attesting the structure is safe for occupancy.

11/13/21 Board hearing requested by applicant

11/16/21 **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 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