



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: MARCH 10, 2025

BUILDING ADDRESS: 301 ALHAMBRA CIR.

CASE NO.: 24-8446
RECT-24-12-0431

FOLIO NUMBER: 03-4108-006-2430

OWNER: CORAL GABLES POST NO 98
AMERICAN LEGION INC.

USE: COMMERCIAL BLDG.

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1924

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 and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows: To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

DATES AND ACTIVITIES:

01/31/24	First Notice from the City advising Recertification is required mailed, delivered.
05/10/24	Second Notice from the City advising Recertification is pending mailed, delivered.
06/17/24	Final Notice from the City advising Recertification is pending mailed, delivered.
12/31/24	Notice of Hearing posted on Structure and at City Hall.
12/31/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
01/07/25	Continuance granted; case re-scheduled for March 10, 2025, CRB meeting.
01/13/25	Board Hearing : Deferred
02/28/25	Notice of Hearing posted on Structure and at City Hall.
02/28/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
03/10/25	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION:

- 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 Recertifying the property, within sixty (60) days of the Board's Order.
- C. Pay all applicable administrative fees.
- D. A \$250 daily fine be imposed if any of these deadlines are not met.

PERMIT ACTIVITY:

BLDB-24-06-2625 Retrofit Install Impact protection 8 windows (4 openings) Bronze Frame Clear Glass issued on 1/23/25

Expired 11/21/24

ZONC-24-05-0427 Paint Exterior of Building WALLS: SW7009 PEARLY WHITE TRIM: SW6001 GRAYISH