



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: September 11, 2023

CASE NO.: 23-6275
RECT-23-08-0222

BUILDING ADDRESS: 285 SEVILLA AVE

FOLIO NUMBER: 03-4117-005-4340

OWNER: Upper Room Holdings LLC

USE: Office Building

OF LIVING UNITS: 0

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:

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| 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, delivered. |
| 06/12/23 | Final Notice from the City advising Recertification is pending mailed with return receipt, delivery attempted. |
| 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). |
| 09/11/24 | 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 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