



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** March 11, 2024

**CASE NO.:**  
RECT-23-07-0205

**BUILDING ADDRESS:** 1250 S DIXIE HWY

**FOLIO NUMBER:** 03-4130-004-0010

**OWNER:** University Shopping Center LLP

**USE:** Commercial Building

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2023

**LAST RECERTIFICATION:** 2013

**YEAR BUILT:** 1953

**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(1)(2) and (3), because the exterior of the Structure has spalling and cracked concrete throughout, including, but not limited to, the walls, stairs, walkways, and balconies. In addition, the structure is presumed unsafe pursuant to Section 105-89(10)(a)(b)(h) and (l) of the City Code, because it has falling-away, hanging, or loose siding, blocks, bricks, or other building material; the structure or its structural parts are deteriorated; the structure is in violation of the minimum housing code of the Minimum Housing Code. (See Sections 227, 248, 249, 250, 252, and 278 of Chapter 105 of the City Code); 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:**

01/30/23	First Notice from the City advising Recertification is required mailed with return receipt
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt
10/10/23	Building Recertification Report rejected (Electrical & Structural)
02/23/24	Notice of Hearing posted on Structure and at City Hall.
03/11/24	Board Hearing

**TO DATE THE OWNER HAS:** NOT submitted a revised 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 revised 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:** None associated with Building Recertification