



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 13, 2023

CASE NO.: 23-5374

BUILDING ADDRESS: 2600 DOUGLAS RD

FOLIO NUMBER: 03-4117-005-3200

OWNER: DOUGLAS CENTRE CONDOMINIUM ASSOCIATION

USE: MULTIFAMILY

OF LIVING UNITS: 78

PENDING RECERTIFICATION: 2022

LAST RECERTIFICATION DATE: 2012
(not available in our files)

YEAR BUILT: 1972

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:

01/03/22	First Notice from the City advising Recertification is required mailed with return receipt, delivered.
01/18/22	First Notice from the City advising Recertification is required mailed with return receipt (different address), delivered to original sender.
03/14/22	First Notice from the City advising Recertification is required mailed with return receipt (different address) , delivered.
06/09/22	Final Notice from the City advising Recertification is required mailed with return receipt, in transit to next facility.
07/15/22	Second Notice from the City advising Recertification is required mailed with return receipt, delivered.
02/24/23	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
02/24/23	Notice of Hearing posted on Structure and at City Hall.
03/13/23	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: A. Submit an updated 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