



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 13, 2023,

CASE NO.: 23-5379

BUILDING ADDRESS: 45 VALENCIA AVE

FOLIO NUMBER: 03-4117-005-1320

OWNER: 45 REALTY GROUP LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2022

LAST RECERTIFICATION DATE: 2012

YEAR BUILT: 1952

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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| 01/03/22 | First Notice from the City advising Recertification is required mailed with return receipt, delivered. |
| 04/04/22 | Second Notice from the City advising Recertification is required mailed with return receipt, delivered. |
| 06/09/22 | Final Notice from the City advising Recertification is required mailed with return receipt, in transit. |
| 07/18/22 | First Notice from the City advising Recertification is required mailed with return receipt (additional address), delivered. |
| 01/14/23 | 180 days <u>EXTENSION EXPIRED</u> |
| 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 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:

BLDB-22-07-0868 - STOREFRONT W/ INTERIOR ALTERATIONS issued on 7/22/22