



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 9, 2021

CASE NO.: 21-2749

BUILDING ADDRESS: 201 Sevilla Ave

FOLIO NUMBER: 03-4117-005-4210

OWNER: LSA Property Holdings LLC

USE: Commercial building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: 2011

YEAR BUILT: 1971

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:

02/08/21	First Notice from the City advising Recertification is required mailed in transit to next facility.
05/10/21	Second Notice from the City advising Recertification is pending mailed with return receipt and delivered receipt.
06/09/21	Final Notice from the City advising Recertification is pending mailed with return receipt and delivered receipt.
07/28/21	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
07/28/21	Notice of Hearing posted on Structure and at City Hall
08/09/21	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 property is not recertified within the sixty (60) day deadline

PERMIT ACTIVITY: BL-21-07-8023 COMMERCIAL - ROOF TOP TERRACE ENCLOSURE-submitted on 7/20/21