



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 11, 2019

CASE NO.: 18-8033

BUILDING ADDRESS: 2550 DOUGLAS ROAD

FOLIO NUMBER: 03-4117-005-1230

OWNER: BERAJA INVESTMENTS LTD

USE: Commercial

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2018

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:

03/06/18 First Notice from the City advising Recertification is required mailed with return receipt
03/12/18 First Notice Delivered per USPS Tracking
06/06/18 Second Notice from City advising Recertification is pending
07/10/18 Final Notice from City advising Recertification is pending
08/13/18 Recertification Report submitted (electrical repairs needed)
08/14/18 60-day administrative extension granted
10/19/18 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
10/19/18 Notice of Hearing posted on Structure
10/19/18 Plans #AB18103524 submitted to Board of Architects for review
11/05/18 Owner requested an extension and would be unable to attend Hearing due to emergency
11/05/18 60-day administrative extension granted
11/05/18 Board Hearing
12/27/18 Permit #EL18104022 issued
01/04/19 Extension expired
02/27/19 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
02/27/19 Notice of Hearing posted on Structure

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

BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a revised Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order Recertifying the property. **B.** A \$250 daily fine be imposed if property is not recertified within the thirty (30) day deadline.

PERMIT ACTIVITY: Permit #EL18104022 was issued December 27, 2018 and is pending Notice of Commencement, inspections and finalization.