



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 8, 2021

CASE NO.: 21-2026

BUILDING ADDRESS: 400 VALENCIA AVE

FOLIO NUMBER: 03-4117-027-0001

OWNER: VALENCIA TOWNHOUSE ASSOCIATION, INC

USE: MULTIFAMILY BUILDING

OF LIVING UNITS: 7

PENDING RECERTIFICATION: 2020

LAST RECERTIFICATION DATE: First time

YEAR BUILT: 1980

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:

02/10/20 First Notice from the City advising Recertification is required mailed with return receipt, delivered.
05/11/20 Second Notice from the City advising Recertification is required mailed with return receipt, delivered.
06/12/20 Covid-19-City extension establishing a new deadline of November 2, 2020 to provide the Recertification report mailed with return receipt, delivered.
11/16/20 Recertification Report rejected; recertification letter required (Building). 60 days extension granted to do repairs
01/15/21 Extension Expired
01/25/21 Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt, delivered.
01/26/21 Notice of Hearing posted on Structure
02/08/21 Board Hearing
08/30/21 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt. (Requested by Homeowner's Association)
08/30/21 Notice of Hearing posted on Structure and at City Hall
09/13/21 Board Hearing
02/08/21 **Board Ordered::** A. The owner shall Submit a Recertification Report prepared by a licensed Architect or Engineer within ninety days (90) days of the Board's order Recertifying the property. B. If the requirement is not completed within ninety days (90) days the owner shall pay a daily fine of \$ 250 for each day the violation continues.
04/27/21 Applicant request to appear in front of the Construction Regulation Board.

05/21/21	Applicant was granted 30 days administrative extension to provide the Recertification report, due to CRB scheduling issues.
06/03/21	<u>BOARD ORDER EXPIRED</u>
06/20/21	Administrative Extension Expired.
08/31/21	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed.
08/31/21	Notice of Hearing posted on Structure and at City Hall
09/13/21	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: A. The Construction Regulation Board Order deadlines still stand.

PERMIT ACTIVITY:

BL-21-06-8645 COMMERCIAL - CONCRETE REPAIRS \$7,500 -plans rejected on 8/24/21