



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 8, 2021

CASE NO.: 21-2022

BUILDING ADDRESS: 401 Perugia Ave

FOLIO NUMBER: 03-4120-023-3780

OWNER: Holem Realty Group

USE: Single Family Residence

OF LIVING UNITS: 1

DESCRIPTION AND DEFECTS OF BUILDING: The Building Official has inspected the property and the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, is presumed unsafe pursuant to Section 108-89(10)(i) of the City Code and is in violation of section 105-94 of the City Code because of construction of a residential addition and interior renovations without any permits. The work without a permit continued even after the City issued a stop work order on December 4, 2020, December 19, 2020, December 22, 2020 and December 31, 2020.

DATES AND ACTIVITIES:

12/04/20	Red –tag posted on property for work without a permit
12/17/20	Plans submitted for permit BL-20-12-5578 for minor drywall repair Revised plans showing actual scope of work required.
12/19/20	Work continued after Red-tag was posted
12/22/20	Work continued after Red-tag was posted
12/31/21	Work continued after Red-tag was posted
01/25/21	Notice of Unsafe Structure Violation for Work Without a Permit and Notice of Hearing mailed Delivery Attempted 2/1/21 per USPS Tracking
01/26/21	Notice of Hearing posted on Structure
02/08/21	Board Hearing

TO DATE THE OWNER HAS NOT: Submitted a plan for the additional work for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a plan for the additional work on the property prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order. **B.** Obtain a Building permit for all the work in the property within one hundred eighty days (180) days of the Board's Order. **C.** A \$150 daily fine be imposed if any of these deadlines are not complied with.

PERMIT ACTIVITY: Permit BL-20-12-5578 for RESIDENTIAL- MINOR DRYWALL REPAIR LOCATED IN LIVING ROOM \$1,800 submitted for permit. Revised plans showing actual scope of work required.