



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: April 17, 2023

CASE NO.: 23-5541

BUILDING ADDRESS: 1107 Alhambra Cir

FOLIO NUMBER: 03-4107-014-1691

OWNER: Virginia Sosa

USE: Single Family Residence

OF LIVING UNITS: 1

DESCRIPTION AND DEFECTS OF BUILDING: The City of Coral Gables ("City") 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. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

(10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:

- i. The construction of the structure or the construction or installation of systems or components within the structure has been commenced or completed without a permit or all of the required inspections or where the permit has expired prior to the required final inspections and the issuance of a certificate of occupancy or certificate of completion.**
- 1. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.**

Specifically, you have performed construction work to (1) raise the height of the roof of a room at the rear of the Structure and (2) open holes in an exterior wall of the house to install wall unit air conditioners; all without obtaining the necessary development approvals, including, but not limited to, building permits ("Permits").

DATES AND ACTIVITIES:

04/03/23	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed. with return receipt.
04/03/23	Notice of Hearing posted on Structure and at City Hall.
04/17/23	Board Hearing

TO DATE THE OWNER HAS: NOT submitted plans for the work done without a permit.

BUILDING OFFICIAL’S RECOMMENDATION: **A.** The Owner shall obtain all necessary development approvals, including, but not limited to, a building permit for the proposed addition and alterations to the Structure (“Building Permit”) within sixty (90) days of the Board’s Order. **B.** The Owner shall obtain a Certificate of Occupancy for the Structure and pass final inspection on the Building Permit within one hundred eighty (180) days of the date of this Order **C.** Pay the Construction Regulation Board administrative fees within seven (7) days of the Board’s meeting. **D.** \$250 daily fine be imposed, if the Owner does not comply with any of the deadlines in this Order.

PERMIT HISTORY: None