



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** MAY 13, 2024

**CASE NO.:** 24-7420  
RECT-23-08-0222

**BUILDING ADDRESS:** 285 SEVILLA AVE

**FOLIO NUMBER:** 03-4117-005-4340

**OWNER:** UPPER ROOM HOLDINGS LLC.

**USE:** Commercial Building

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2023

**LAST RECERTIFICATION:** 2013

**YEAR BUILT:** 1953

**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:**

01/30/23	First Notice from the City advising Recertification is required mailed with return receipt.
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt.
06/12/23	Final Notice from the City advising Recertification is pending mailed with return receipt.
09/19/23	Building Recertification Report (Rejected by electrical) <u>Approved by structural.</u>
04/26/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with Return receipt.
04/26/24	Notice of Hearing posted on Structure and at City Hall.
05/13/24	Board Hearing

**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 sixty (60) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed if any of these deadlines are not met.

**PERMIT ACTIVITY:** No current permits associated with the Building Recertification