



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 13, 2023,

CASE NO.: 23-5376

BUILDING ADDRESS: 333 PALERMO AVE

FOLIO NUMBER: 03-4117-005-4950

OWNER: RV PALERMO HOLDINGS LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2022

LAST RECERTIFICATION DATE: 2012

(Not available in our records)

YEAR BUILT: 1952

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:

01/03/22	First Notice from the City advising Recertification is required mailed with return receipt, delivered
04/04/22	Second Notice from the City advising Recertification is required mailed with return receipt, delivered
06/09/22	Final Notice from the City advising Recertification is required mailed with return receipt, delivered
07/18/22	First Notice from the City advising Recertification is required mailed with return receipt (different address) , delivered
02/24/23	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
02/24/23	Notice of Hearing posted on Structure and at City Hall.
03/13/23	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a letter from a structural Engineer within seven (7) days of the Board's meeting attesting the structure is safe for occupancy **B.** Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. **C.** A \$250 daily fine be imposed, if any of these deadlines are not met.

PERMIT ACTIVITY: No current permits associated with the Building Recertification