



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 14, 2025

BUILDING ADDRESS: 4001 Salzedo St- Formally 250 Bird Rd.

CASE NO.: 25-8720

FOLIO NUMBER: 03-4120-076-0010

RECT-23-03-0113

OWNER:. ALTA CORAL GABLES OFFICE LLC

USE: OFFICE BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2022

LAST RECERTIFICATION: 2012

YEAR BUILT: 1962

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 and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows: To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

DATES AND ACTIVITIES:

10/13/21	Permit issued for renovations
01/03/22	First Notice from the City advising Recertification is required mailed, delivered.
03/10/23	Letter from Engineer requesting a 4 month extension due to Building repairs
03/17/23	150 day extension granted-Building under construction/Vacant.
08/14/23	<u>150 day extension Expired</u> Hold- Building under construction/Vacant.
09/07/24	Construction permit Final
02/28/25	Notice of Hearing posted on Structure and at City Hall.
02/28/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
03/10/25	Board Hearing- Deferred
04/02/25	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
04/16/25	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
07/02/25	Notice of Hearing posted on Structure and at City Hall.
07/02/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
07/14/25	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 letter from a structural Engineer within seven (7) days of the Board's meeting attesting the structure is safe for occupancy.
- B. Submit a **revised** Recertification Report prepared by a licensed Architect or Engineer within sixty (30) days of the Board's Order Recertifying the property.
- C. Pay all applicable administrative fees.
- D. A \$250 daily fine be imposed if any of these deadlines are not met.

PERMIT ACTIVITY:

- PAFF-21-11-0013 PRIVATE PROVIDER -MTCI (PLAN REVIEW & INSPECTIONS) -COMM. ADDITION, INTERIOR & EXTERIOR ALTERATIONS, STOREFRONT, DEMO ***ADDRESS DESIGNATION -NEW ADDRESS ASSIGNED TO BUILDING 4001 SALZEDO ST ****
Final 9/07/24