



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 8, 2021

CASE NO.: 21-2026

BUILDING ADDRESS: 400 Valencia Ave

FOLIO NUMBER: 03-4117-027-0001

OWNER: Valencia Townhouse Association, Inc

USE: Multifamily

OF LIVING UNITS: 7

PENDING RECERTIFICATION: 2020

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:

02/10/20	First Notice from the City advising Recertification is required mailed with return receipt
05/11/20	Second Notice from the City advising Recertification is required mailed with return receipt
06/12/20	Covid-19-City extension establishing a new deadline of November 2, 2020 to provide the Recertification report mailed with return receipt
11/16/20	Recertification Report rejected; recertification letter required (Building). 60 days extension granted to do repairs
01/15/21	Extension Expired
01/25/21	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed Notice of Hearing Delivered 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 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 property is not recertified within the sixty (60) day deadline.

PERMIT ACTIVITY: No permits related to the Building Recertification