



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** February 14, 2022

**CASE NO.:** 22-3613

**BUILDING ADDRESS:** 426 Santander Ave

**FOLIO NUMBER:** 03-4117-008-5390

**OWNER:** KITU 2013 LLC

**USE:** RESIDENTIAL BUILDING

**# OF LIVING UNITS:** 12

**PENDING RECERTIFICATION:** 2021

**LAST RECERTIFICATION DATE:** 2011

**YEAR BUILT:** 1961

**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:**

02/08/21	First Notice from the City advising Recertification is required mailed with return receipt, delivered.
05/10/21	Second Notice from the City advising Recertification is pending mailed with return receipt, delivered to agent for final delivery.
07/21/21	Letter from a structural Engineer submitted attesting the structure is safe for occupancy
07/21/21	<b>Recertification Report rejected; repairs required (Building &amp; electrical).</b>
07/26/21	180 days extension granted to do repairs.
01/22/22	<b><u>ADMINISTRATIVE EXTENSION EXPIRED</u></b>
01/31/22	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
01/31/22	Notice of Hearing posted on Structure and at City Hall.
02/14/22	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