



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: May 11, 2026

CASE NO.: 26-1508
RECT-25-04-0500

BUILDING ADDRESS: 514 Palermo Ave

FOLIO NUMBER: 03-4117-008-3890

OWNER: Villa Lourdes Property LLC

USE: Multifamily

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2025

LAST RECERTIFICATION: 2015

YEAR BUILT: 1925

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:

02/01/23 Courtesy 2 Year Notice from the City advising Recertification is required- mailed certified
01/31/24 Courtesy 1 Year Notice from the City advising Recertification is required- mailed certified
01/31/25 First Notice (90 days) from the City advising Recertification is required- mailed certified
05/01/25 Second Notice (30 days) from the City advising Recertification is pending- mailed certified
04/11/25 Engineer letter attesting the building is structural & electrically safe for its use and occupancy-
signed & sealed on 04/07/2025
04/18/25 **REVIEW:** Building- **APPROVED** / Electrical (Report) **Could not verify EOR digital signature**
04/29/26 Notice of Hearing posted at City Hall
04/30/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with
return receipt and regular USPS mail
04/30/26 Notice of Hearing posted on Structure
05/11/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a current signed and sealed safe-to-occupy letter for the Electrical Recertification and revised electrical recertification report for the City's review.

BUILDING OFFICIAL’S RECOMMENDATION:

A. That the Property Owner submit appropriately signed and sealed safe-to-occupy letter for Electrical Recertification, within 7 days of the Board’s meeting attesting that the structure's electrical system is safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending.

B. Submit the electrical recertification report, appropriately signed and sealed by a Florida-licensed professional architect or engineer, free of deficiency recertify the structure within thirty (30) days of the Board's meeting.

C. That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure.

D. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

PERMIT ACTIVITY:

No current permits associated with the Building Recertification