



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: 7/10/23 & 11/18/24

CASE NO.: 23-6005

BUILDING ADDRESS: 915 Palermo Ave

(RECT-23-06-0192)

FOLIO NUMBER: 03-4118-011-0010

OWNER: Calta Venetian LLC.

USE: Multifamily

OF LIVING UNITS: 32

PENDING RECERTIFICATION: 2023

LAST RECERTIFICATION: 2013

YEAR BUILT: 1963

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:

01/30/23 First Notice from the City advising Recertification is required mailed with return receipt, delivered.
04/30/23 Second Notice from the City advising Recertification is pending mailed with return receipt, delivered
06/12/23 Final Notice from the City advising Recertification is pending mailed with return receipt, delivered.
06/29/23 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
06/29/23 Notice of Hearing posted on Structure and at City Hall.
07/10/23 Board Hearing: A. The Owner Submit a letter from a structural Engineer within fourteen (14) 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.
09/10/23 **CRB order Expired**
08/23/24 Building Recertification Report Rejected (Electrical & Structural)- required report not submitted
10/14/24 Building Recertification Report Rejected (Electrical & Structural)- required report not submitted
10/16/24 Property owner request to be scheduled to the CRB to request for an extension.
11/04/24 Notice of Hearing posted on Structure and at City Hall.
11/05/24 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
11/18/24 Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: Previous order stand. **Additionally,** submit a new letter from a structural Engineer within seven (7) days of the Board's meeting attesting the structure is safe for occupancy. (Engineer letters expire every 6 months)

PERMIT ACTIVITY: No current permits associated with the Building Recertification