



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 11, 2022

CASE NO.: 21-2946

BUILDING ADDRESS: 800 DOUGLAS RD

FOLIO NUMBER: 03-4108-040-0020

OWNER: BANYAN ST GAP DOUGLAS ENT OWN LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: 2011

YEAR BUILT: 1971 (Puerta Del Sol-Building #1) & (West Building #2)

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 mailed with return receipt, was return to original sender.
05/10/21	Second Notice from the City advising Recertification is mailed with return receipt, delivered.
08/31/21	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed, delivered.
08/31/21	Notice of Hearing posted on Structure and at City Hall
09/09/21	Letter requesting an additional one hundred eighty (180) days extension for repairs (West Building #2), not approved
09/13/21	Letter requesting an additional three (3) month extension for repairs (Puerta Del Sol-Building #1), not approved
09/13/21	Board Hearing-Case not heard
	Applicant submitted Recertification Reports: West Building #2 & Puerta Del Sol (bldg. #1)
09/15/21	Recertification Report rejected; repairs required: West Building (Electrical) & Puerta Del Sol (Building & Electrical). One hundred twenty (120) days extension granted to make repairs
09/16/21	Letter from a structural Engineer submitted attesting the structure is safe for occupancy
12/10/21	Letter requesting an additional ninety (90) days extension to perform repairs for Puerta Del Sol, granted.
01/13/22	First Extension Expired (both buildings)
03/14/22	Second Extension Expired (for Puerta Del Sol)

06/29/22 Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
06/29/22 Notice of Hearing posted on Structure and at City Hall.
07/11/22 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. C. A \$250 daily fine be imposed if any of these deadlines are not met.

PERMIT ACTIVITY: ELEC-21-12-0113 issued on 4/18/22 exp 10/17/22