



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** January 9, 2023

**CASE NO.:** 22-4462

**BUILDING ADDRESS:** 520 VALENCIA AVE

**FOLIO NUMBER:** 03-4117-008-2290

**OWNER:** Valencia 520 524 LLC

**USE:** Multifamily

**# OF LIVING UNITS:** 6

**PENDING RECERTIFICATION:** 2022

**LAST RECERTIFICATION DATE:** 2012

**YEAR BUILT:** 1972

**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:**

01/03/22	First Notice from the City advising Recertification is required mailed with return receipt, in transit to next facility.
04/04/22	Second Notice from the City advising Recertification is pending mailed with return receipt, delivered.
06/09/22	Final Notice from the City advising Recertification is pending mailed with return receipt, delivered.
07/10/22	Letter from a structural Engineer submitted attesting the structure is safe for occupancy.
07/27/22	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt, delivered
07/27/22	Notice of Hearing posted on Structure and at City Hall.
08/08/22	Board Hearing: <b><u>case withdrawn due to report submittal</u></b>
08/23/22	Recertification Report rejected; repairs required (Building & Electrical).
08/30/22	60 days extension granted to do repairs.
10/29/22	<b><u>EXTENSION EXPIRED</u></b>
12/22/22	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
12/22/22	Notice of Hearing posted on Structure and at City Hall.
01/09/23	Board Hearing

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

**BUILDING OFFICIAL'S RECOMMENDATION:** A. Submit an updated letter from a structural Engineer within seven (7) days of the Board's meeting attesting the structure is safe for occupancy B. 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:** No current permits associated with the Building Recertification