



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: September 13, 2021

CASE NO.: 21-2949

BUILDING ADDRESS: 2916 DOUGLAS RD

FOLIO NUMBER: 03-4117-005-6050

OWNER: RCRMF LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: 2011

YEAR BUILT: 1941

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 required mailed with return receipt, delivered.
06/09/21 Final Notice from the City advising Recertification is required mailed with return receipt, in transit to next facility.
08/27/21 Building Recertification Report submitted for review.
08/31/21 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed.
08/31/21 Notice of Hearing posted on Structure and at City Hall.
09/13/21 Board Hearing

TO DATE THE OWNER HAS:

BUILDING OFFICIAL'S RECOMMENDATION: A. Submit a letter from a structural Engineer within seven (7) 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.

PERMIT ACTIVITY: No current permits associated with the Building Recertification