



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 13, 2026

CASE NO.: 26-1226
RECT-26-04-0676

BUILDING ADDRESS: 222 Phoenetia Ave

FOLIO NUMBER: 03-4108-009-1710

OWNER: RSHB LLC

USE: Multi-Family

OF LIVING UNITS: 8

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
06/18/25	Final Notice from the City advising Recertification is pending- mailed certified
02/25/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
02/25/26	Notice of Hearing posted on Structure
02/27/26	Notice of Hearing posted at City Hall.
03/09/26	Board Hearing- Cancelled
04/01/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified & Via USPS Regular Mail
04/01/26	Notice of Hearing posted on Structure
04/03/26	Notice of Hearing posted at City Hall.
04/13/26	Board Hearing

A. That the Property Owner submit current structural and electrical recertification reports and cover letters, appropriately signed and sealed by a Florida-licensed professional architect or engineer, within 30 days of the Board's meeting. **B.** That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, within 30 days of the Board's meeting attesting that the structure's structural and electrical systems are 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. **C.** Submit reports free of deficiency, recertify the structure within sixty (60) days of the Board's meeting. **D.** 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. **E.** That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

04/14/26 Engineer letter attesting the building is electrically safe for its use and occupancy- signed & sealed on 03/06/2026

04/14/26 Electrical Recertification Report- Provide all color pictures, missing parking illumination form, incomplete thermography report,

04/15/26 Structural Recertification Report- **APPROVED**

06/13/26 **BOARD ORDER EXPIRED**

06/30/26 Notice of Intent to Lien and Hearing- mailed certified & regular USPS mail

07/01/26 Notice of Hearing posted on Structure

07/02/26 Notice of Hearing posted at City Hall

07/13/26 Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION:

A. The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline given in the original hearing of April 13, 2026, and until the original order is fully complied with.

B. Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure.

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 a \$500 daily fine be imposed if **a)** any of the above deadlines are not met, or **b)** if the building is not recertified within 45 days of the board's meeting, in addition to fines previously imposed, until the building is fully recertified.

PERMIT ACTIVITY:

No current permits associated with the Building Recertification