



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 13, 2026

CASE NO.: 24-8221

RECT-24-11-0417

BUILDING ADDRESS: 20 Santillane Ave

FOLIO NUMBER: 03-4108-009-1290

OWNER: Albert F Muzaurieta, Anna B Muzaurieta

USE: Multifamily

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1944

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:

05/03/22	Courtesy 2 Year Notice from the City advising Recertification is required- mailed certified
02/02/23	Courtesy 1 Year Notice from the City advising Recertification is required - mailed certified
01/31/24	First Notice from the City advising Recertification is required- mailed certified
05/10/24	Second Notice from the City advising Recertification is pending- mailed certified
06/17/24	Final Notice from the City advising Recertification is pending- mailed certified
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 The Owner shall take the Required Action as follows: 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.
11/21/24	Engineer letter attesting the building is <u>structurally safe</u> for its use and occupancy- signed & sealed on 11/18/2024
11/22/24	Engineer letter attesting the building is <u>electrically safe</u> for its use and occupancy- signed & sealed on 11/20/2024
11/22/24	Recertification Report rejected; (Electrical- repairs required) (Building- Signature not valid)
01/18/25	BOARD ORDER EXPIRED
12/31/25	Notice of Intent to Lien and Hearing - mailed certified and USPS Regular mail
12/31/25	Notice of Hearing posted on Structure

01/02/26 Notice of Hearing posted at City Hall

01/12/26 **Board Hearing**

The Owner shall take the Required Action as follow: **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 in the original order of December 4, 2024, and until the original order is fully complied with. **B)** Provide the CRB with an update in 180 days at the July 13, 2026 Board's meeting. **C)** That the property owner submit a signed and notarized letter certifying that the building is unoccupied and will remain unoccupied until recertification is completed, within thirty (30) days of the Board's meeting. **D)** Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure. **E)** 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. **F)** That a \$500 daily fine be imposed if the building is not recertified within 180 days of the board's meeting, in addition to fines previously imposed, until the building is fully recertified.

01/13/26 Letter from owner certifying that the building is unoccupied

06/30/26 Notice of Intent to Lien and Hearing- mailed certified and USPS Regular 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 {UPDATE}

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

BUILDING OFFICIAL'S RECOMMENDATION: Previous Order Stands

PERMIT ACTIVITY:

[BLDR-25-09-8045](#)- Issued - change windows and exterior doors for New Impact windows and doors

[BLDB-26-01-3935](#)- In review- Upgrade Electrical, Mechanical, Plumbing, and remodel Bathrooms and kitchens

[ELEC-25-03-3290](#)- Issued- Electrical Repairs due to building recertification – RECT-24-11-0417