



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** March 10, 2025

**CASE NO.:** 24-8222  
RECT-24-10-0409

**BUILDING ADDRESS:** 230 Calabria Ave

**FOLIO NUMBER:** 03-4108-009-0801

**OWNER:** CALABRIA 230 LLC c/o ROBERTO BERAJA

**USE:** Multifamily

**# OF LIVING UNITS:** 12

**PENDING RECERTIFICATION:** 2024

**LAST RECERTIFICATION:** 2014

**YEAR BUILT:** 1974

**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 and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows: To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

**DATES AND ACTIVITIES:**

01/31/24	First Notice from the City advising Recertification is required mailed, delivered.
05/10/24	Second Notice from the City advising Recertification is pending mailed, status not available.
06/17/24	Final Notice from the City advising Recertification is pending mailed, delivered.
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.
11/20/24	Letter from structural Engineer submitted attesting to Building's occupancy.
02/02/25	<b><u>CRB order Expired</u></b>
02/18/25	Property owner requests to be re-scheduled to the CRB.
02/28/25	Notice of Hearing posted on Structure and at City Hall.
02/28/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt

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

**BUILDING OFFICIAL'S RECOMMENDATION:** Previous order stands

**PERMIT ACTIVITY:**

- BLDB-24-12-3079 STRUCTURAL CONCRETE REPAIRS FOR 40-Y RECERTIFICATION -in review since 12/5/24