



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 10, 2026

CASE NO.: 26-1851
RECT-25-04-0504

BUILDING ADDRESS: 13637 Deering Bay Dr

FOLIO NUMBER: 03-5024-011-0001

OWNER: Deering Bay Condominium II Inc.

USE: Condominium- Residential

OF LIVING UNITS: 15

PENDING RECERTIFICATION: 2025

LAST RECERTIFICATION:

YEAR BUILT: 1995

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
04/22/25	Engineer letter attesting the building is <u>structurally safe</u> for its use and occupancy- signed & sealed on 04/11/2025
04/22/25	Structural Recertification Report- repairs required
04/22/25	Electrical Recertification Report- repairs required
07/29/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing- mailed certified & regular USPS Mail
07/30/26	Notice of Hearing posted on Structure
07/31/26	Notice of Hearing posted at City Hall
08/10/26	Board Hearing

TO DATE THE OWNER HAS: NOT submitted a current structural and electrical safe-to-occupy letter nor recertification reports free of deficiencies for the City's review.

BUILDING OFFICIAL’S RECOMMENDATION:

- A. 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.
- B. Submit reports free of deficiency, recertifying the structure within sixty (60) days of the Board's meeting.
- 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 any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

PERMIT ACTIVITY:

[BLDB-25-05-3392](#)- Issued- STRUCTURAL & ELECTRICAL REPAIRS *** LOCATION AT 13633 DEERING BAY DR ** CONDOMINIUM II (PADUA)

[ELEC-25-11-4119](#)- Issued- NEW 50 AMP PLUG (13633 Deering Bay Dr, Unit 215)