



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: June 15, 2026

CASE NO.: 26-1228
RECT-26-03-0666

BUILDING ADDRESS: 235 Santillane Ave

FOLIO NUMBER: 03-4108-009-0930

OWNER: Maria E Zenoz

USE: Multi-Family

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2025

LAST RECERTIFICATION: 2015

YEAR BUILT: 1945

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
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.
03/07/26 **Engineer letter** attesting the building is structurally safe & electrically safe for its use and occupancy- **signed & sealed on 03/07/2026**
03/09/26 Board Hearing- Deferred
06/03/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
06/03/26 Notice of Hearing posted on Structure
06/05/26 Notice of Hearing posted at City Hall.
06/15/26 Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION:

- 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. 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:

No current permits associated with the Building Recertification