



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** July 14, 2025

**CASE NO.:** 25-9337  
RECT-24-07-0363

**BUILDING ADDRESS:** 1414 GALIANO ST

**FOLIO NUMBER:** 03-4108-009-3310

**OWNER:** CREH GALIANO LLC

**USE:** MULTI-FAMILY

**# OF LIVING UNITS:** 3

**PENDING RECERTIFICATION:** 2024

**LAST RECERTIFICATION:** 2014

**YEAR BUILT:** 1934

**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:**

|          |                                                                                                                                    |
|----------|------------------------------------------------------------------------------------------------------------------------------------|
| 01/31/24 | First Notice from the City advising Recertification is required mailed with return receipt                                         |
| 05/10/24 | Second Notice from the City advising Recertification is pending mailed with return receipt                                         |
| 06/17/24 | Final Notice from the City advising Recertification is pending mailed with return receipt                                          |
| 07/12/24 | Letter from Engineer indicating repairs are required.                                                                              |
| 08/12/24 | Building Recertification Report Rejected (Electrical & Structural)- Report incomplete (Structural and Electrical repairs required) |
| 07/02/25 | Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt                     |
| 07/02/25 | Notice of Hearing posted on Structure and at City Hall.                                                                            |
| 07/14/25 | Board Hearing                                                                                                                      |

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

**BUILDING OFFICIAL'S RECOMMENDATION:** **A.** Submit a new 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.** Pay of all applicable administrative fees. **D.** A \$250 daily fine be imposed if any of these deadlines are not met.

**PERMIT ACTIVITY:**

BLDR-24-08-6048 Repair of existing exterior stairwell and deck landing- Denied- Pending corrections since 09/24/24