



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 9, 2026

CASE NO.: 25-9901
RECT-24-02-0263

BUILDING ADDRESS: 441 Valencia Ave

FOLIO NUMBER: 03-4117-033-0001

OWNER:. Gables Laroc Condominium Association, Inc

USE: CONDOMINIUM - RESIDENTIAL

OF LIVING UNITS: 30

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION:

YEAR BUILT: 1988

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.

DATES AND ACTIVITIES:

- 02/01/23 Courtesy 1-Year Notice from the City advising Recertification is required mailed with return receipt
- 01/31/24 First Notice from the City advising Recertification is required mailed with return receipt
- 05/15/24 Engineer letter attesting the building is structurally and electrically safe for it's use and occupancy.
- 05/15/24 Structural Recertification Report- repairs required
- 05/15/24 Electrical Recertification Report- repairs required
- 10/10/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 10/10/25 Notice of Hearing posted on Structure
- 10/20/25 **Board Hearing**
The Owner shall take the Required Action as follows: **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.** Recertify the structure within one hundred and twenty (120) 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.
- 12/02/25 Engineer letter attesting the building is electrically safe for its use and occupancy-
signed & sealed on 11/19/2025

12/02/25 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 10/20/2025

01/22/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with
return receipt

01/23/26 Notice of Hearing posted on Structure and at City Hall

02/09/26 Board Hearing (Requesting for an extension)

02/18/26 Board Order Expires

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

BUILDING OFFICIAL'S RECOMMENDATION: Previous order stands

PERMIT ACTIVITY:

[BLDB-24-06-2593](#)- Issued- Structural Repair Permit to go with 40 year recertification RECT-24-02-0263

[BLDB-24-07-2755](#)- Denied- Shutters FOR UNIT NO. 401

[ELEC-25-07-3752](#)- Issued- SUB ELECTRICAL FOR LOW VOLTAGE FIRE ALARM INSTALLATION

[FIRE-25-04-1523](#)- Issued- FIRE ALARM INSTALLATION ** COMMON AREAS ONLY**; incidental work
within units is allowed with a signed "hold harmless" agreement from each of the individual unit owners.

[MECB-24-12-1124](#)- Expired- 441 Valencia Ave Exact change out of 5 ton split system with 10 kw electric heater