City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: September 08, 2025   **CASE NO.:** 25-9625

BUILDING ADDRESS: 449 Anastasia Ave

FOLIO NUMBER: 03-4117-008-5520

OWNER:. Gables Mayfair LLC

USE: Multifamily   **# OF LIVING UNITS:** 20

PENDING RECERTIFICATION: 2025   **LAST RECERTIFICATION:** 2015

YEAR BUILT: 1925

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
01/31/24	Courtesy 1 Year Notice from the City advising Recertification is required mailed
01/31/25	First Notice from the City advising Recertification is required mailed.
05/01/25	Second Notice from the City advising Recertification is pending mailed.
08/26/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
08/27/25	Notice of Hearing posted on Structure and at City Hall.
09/08/25	Board Hearing

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

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

PERMIT ACTIVITY: No current permits associated with the Building Recertification