



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 12, 2024

CASE NO.: 24-7808
RECT-24-07-0382

BUILDING ADDRESS: 218 Phoenetia Ave

FOLIO NUMBER: 03-4108-009-1720

OWNER: 218 Phoenetia LLC

USE: Multifamily

OF LIVING UNITS: 6

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1964

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; as follows: To date, the Owner has submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report"), which requires repairs, but has not (a) completed the required repairs and (b) submitted a compliance report from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements (collectively referred to as "Required Action").

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
08/01/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
08/01/24	Notice of Hearing posted on Structure and at City Hall.
08/12/24	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 revised Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. C. A \$250 daily fine be imposed, if any of these deadlines are not met.

PERMIT ACTIVITY: No current permits associated with the Building Recertification