



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 14, 2025

CASE NO.: 25-9338
RECT-24-06-0343

BUILDING ADDRESS: 217 MADEIRA AVE

FOLIO NUMBER: 03-4108-005-0240

OWNER: 217 MADEIRA LLC

USE: Multi-Family

OF LIVING UNITS: 4

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1944

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
06/07/24	Letter from a structural Engineer attesting the structure is safe for occupancy- Structure & Electrical
11/01/24	Building Recertification Report Rejected (Electrical & Structural)- Report incomplete
07/02/25	Notice of Hearing posted on Structure and at City Hall.
07/02/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
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 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. Payment of 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