



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 9, 2026

CASE NO.: 25-9625
RECT-25-09-0588

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.
- 06/18/25 Final 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**
The Owner shall take the Required Action as follows: **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 ninety (90) 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.
- 09/12/25 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 09/11/2025
- 12/09/25 **BOARD ORDER EXPIRED**
- 01/22/26 Notice of Intent to Lien and Hearing mailed Certified Mail & USPS Regular Mail
- 01/23/26 Notice of Hearing posted on Structure and at City Hall
- 02/09/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a structural and electrical Recertification Report nor electrical safe-to-occupy letter for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

- A.** The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline given in the original hearing of September 08, 2025, and until the original order is fully complied with.
- B.** That the Property Owner submit current structural and electrical recertification reports and cover letters, as applicable, appropriately signed and sealed by a Florida-licensed professional engineer or architect, within thirty (30) days of the Board's meeting.
- C.** That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, as applicable, within thirty(30) days of the Board's meeting attesting that the building'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.
- D.** Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure.
- E.** 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.
- F.** That a \$500 daily fine be imposed if **a)** any of the above deadlines are not met, or **b)** if the building is not recertified within 45 days of the board's meeting, in addition to fines previously imposed, until the building is fully recertified.

PERMIT ACTIVITY:

[BLDB-23-11-2154](#)- Denied- Replace damaged drywall around kitchen window.