



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: September 08, 2025

CASE NO.: 25-9468
RECT-24-05-0315

BUILDING ADDRESS: 66 Valencia Ave

FOLIO NUMBER: 03-4117-020-0001

OWNER: Coral Gables Tower Condo Desc

USE: Multifamily

OF LIVING UNITS: 36

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1974

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:

05/03/22	Courtesy 2 Year Notice from the City advising Recertification is required mailed
02/02/23	Courtesy 1 Year Notice from the City advising Recertification is required mailed
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.
06/17/24	Final Notice from the City advising Recertification is pending mailed.
08/06/24	Building Recertification Report Rejected (Structural) – Repairs Required (Electrical- Approved 08/06/24)
07/29/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
07/29/25	Notice of Hearing posted on Structure and at City Hall.
08/11/25	Board Hearing- Deferred
08/25/25	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 revised Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit a revised Recertification Report prepared by a licensed Engineer within sixty (60) days of the Board's Order Recertifying the property. **B.** Pay of all applicable administrative fees. **C.** A \$250 daily fine be imposed if any of these deadlines are not met.

PERMIT ACTIVITY:

ZONC-25-03-0534: Pressure washing and paint roof eave- off white AS PER ZN14073733. Issued: 03/29/2025/
Pending: Final Zoning Inspection