



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 20, 2025

CASE NO.: 23-6907
RECT-23-05-0147

BUILDING ADDRESS: 201 ALHAMBRA CIR

FOLIO NUMBER: 03-4108-006-2040

OWNER: Evelyn L. Goldbloom, Trustee

USE: Commercial Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2023

LAST RECERTIFICATION: 2013

YEAR BUILT: 1973

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:

04/29/22	Courtesy 1-Year Notice from the City advising Recertification is required mailed with return receipt
01/30/23	First Notice from the City advising Recertification is required mailed with return receipt
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt
05/08/23	Building Recertification report rejected (Electrical & Structural)
01/26/24	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
01/26/24	Notice of Hearing posted on Structure and at City Hall.
02/12/24	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 revised Recertification Report prepared by a licensed Architect or Engineer within five (5) of the months are not met. C. A \$250 daily fine be imposed if any of these deadlines are not met.
10/10/25	Notice of Intent to Lien and Hearing mailed Certified Mail & USPS Regular Mail
10/10/25	Notice of Hearing posted on Structure
10/20/25	Board Hearing

TO DATE THE OWNER HAS: NOT submitted a cover letter nor a revised Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

- A.** That all provisions of the original Order, including fines or deadlines, remain in full force and effect.
- 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:

[FIRE-24-01-0855](#)- Issued- INSTALL NEW FIRE ALARM SYSTEM THROUGHOUT ENTIRE BUILDING
[REVR-23-07-1026](#)- Denied- Low Voltage, Access Control and CCTV