



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** February 9, 2026

**CASE NO.:** 26-1058  
RECT-25-04-0510

**BUILDING ADDRESS:** 1150 Madruga Ave

**FOLIO NUMBER:** 03-4130-025-0001

**OWNER:** Royal Caribbean Club Condominium Inc.

**USE:** Condominium- Residential

**# OF LIVING UNITS:** 30

**PENDING RECERTIFICATION:** 2025

**LAST RECERTIFICATION:** 2015

**YEAR BUILT:** 1965

**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 certified  
01/31/24 Courtesy 1 Year Notice from the City advising Recertification is required- mailed certified  
01/31/25 First Notice (90 days) from the City advising Recertification is required- mailed certified  
05/01/25 Second Notice (30 days) from the City advising Recertification is pending- mailed certified  
06/18/25 Final Notice from the City advising Recertification is pending- mailed certified  
07/01/25 Engineer letter attesting the building is structurally safe for its use and occupancy-  
**signed & sealed on 02/27/2025**  
07/01/25 Structural Recertification Report  
07/09/25 **Reviewers Comment:** Electrical (missing report and documents) & Building (provide guardrail report)  
01/22/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt  
01/23/26 Notice of Hearing posted at City Hall  
01/24/26 Notice of Hearing posted on Structure  
02/09/26 Board Hearing

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

**BUILDING OFFICIAL'S RECOMMENDATION:**

A. That the Property Owner submit current electrical recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional engineer, within 30 days of the Board's meeting.

B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, within 30 days of the Board's meeting attesting that the structure'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.

C. Submit report free of deficiency, recertify the structure within sixty (60) days of the Board's meeting.

D. 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.

E. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

**PERMIT ACTIVITY:**

[PLUR-23-06-1584](#)- Denied- Plumbing work for commercial building sewer repipe @ exterior perimeter only