



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: January 12, 2026

CASE NO.: 24-7808
RECT-24-07-0382

BUILDING ADDRESS: 218 Phoenetia Ave

FOLIO NUMBER: 03-4108-009-1720

OWNER: 218 Phoenetia LLC

USE: Multifamily

OF LIVING UNITS: 6

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1964

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 certified
- 02/02/23 Courtesy 1 Year Notice from the City advising Recertification is required - mailed certified
- 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
- 06/17/24 Final Notice from the City advising Recertification is pending mailed with return receipt
- 08/01/24 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 08/01/24 Notice of Hearing posted on Structure and at City Hall.
- 08/12/24 **Board Hearing**
The Owner shall take the Required Action as follows: **A.** Submit a letter from a structural Engineer within ten (10) 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 sixty (60) days of the Board's Order Recertifying the property **C.** A \$250 daily fine be imposed if any of these deadlines are not met.
- 08/19/24 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 08/15/2024
- 11/04/24 Recertification Report rejected; (Electrical- Signature not valid) (Building- Signature not valid)
- 06/06/25 Recertification Report rejected; (Electrical- Signature not valid) (Building- Missing letter)

12/31/25 Notice of Intent to Lien and Hearing - mailed certified and USPS Regular mail
12/31/25 Notice of Hearing posted on Structure
01/02/26 Notice of Hearing posted at City Hall
01/12/26 **Board Hearing**

TO DATE THE OWNER HAS: NOT submitted a revised Recertification Report nor current electrical & structural 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 in the original order of August 19, 2024, 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: No current permits associated with the Building Recertification