



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** March 9, 2026

**CASE NO.:** 25-1226  
RECT-26-02-0648

**BUILDING ADDRESS:** 5450 SW 8 St.

**FOLIO NUMBER:** 03-4107-018-6210

**OWNER:** 5450 SW LLC

**USE:** Office Building

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2024

**LAST RECERTIFICATION:** ----

**YEAR BUILT:** 1987

**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 1 Year Notice from the City advising Recertification is required - mailed certified
- 10/01/24 First Notice from the City advising Recertification is required- mailed certified
- 01/31/25 Second Notice from the City advising Recertification is required- mailed certified
- 12/31/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of 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- Deferred
- 02/09/26 Engineer letter attesting the building is structurally safe for its use and occupancy- signed & sealed on 02/03/2026
- 02/09/26 Engineer letter attesting the building is structurally safe for its use and occupancy- signed & sealed on 02/06/2026
- 02/09/26 Electrical Recertification Report- **Incomplete electrical report. Provide pictures, item by item, as requested in the electrical report form.**
- 02/09/26 Structural Recertification Report- **APPROVED**
- 02/26/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified and USPS Regular mail
- 02/26/26 Notice of Hearing posted on Structure
- 02/27/26 Notice of Hearing posted at City Hall
- 03/09/26 Board Hearing

**TO DATE THE OWNER HAS:** NOT submitted color pictures, item by item for electrical Recertification Report.

**BUILDING OFFICIAL'S RECOMMENDATION:**

**A.** Submit completed report free of deficiency recertify the structure within sixty (60) days of the Board's meeting.

**B.** 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.

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

**PERMIT ACTIVITY:** No current permits associated with the Building Recertification