



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: February 9, 2026

CASE NO.: 25-9470
RECT-24-07-0362

BUILDING ADDRESS: 396 Alhambra Cir

FOLIO NUMBER: 03-4108-006-2610

OWNER: 396 Alhambra LLC

USE: OFFICE BUILDING

OF LIVING UNITS: 0

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.
- 06/17/24 Final Notice from the City advising Recertification is pending mailed.
- 06/28/24 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 06/28/2024
- 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
- 08/04/25 Structural Recertification report – **Building APPROVED**
- 09/11/25 Engineer letter attesting the building is electrically safe for its use and occupancy-
signed & sealed on 09/11/2025
- 09/22/25 Electrical Recertification report - Thermography report must be submitted free of deficiencies
- 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 on Structure and at City Hall.
- 02/09/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a revised thermography report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

- A. That the Property Owner submit a revised thermography report, within 30 days of the Board's meeting.
- B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letter for the 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 reports 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:

[BLDB-25-01-3185](#)- Expired - The general scope of work includes the core drill locations within a 2HR BDA enclosure located between the ground floor and the 18th floor of an existing high-rise building. Floor cores and shaft walls are for the low voltage cabling.

[BLDB-25-10-3771](#)- Issued- Interior Alterations @ North Tower (DAY PITNEY)

[ELEC-22-06-0516](#)- Expired - BDA SYSTEM

[ELEC-24-10-2961](#)- Issued- Citibank SIGNS