



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: June 15, 2026

CASE NO.: 26-1235
RECT-25-03-0491

BUILDING ADDRESS: 500 Biltmore Way

FOLIO NUMBER: 03-4117-008-1410

OWNER: EGMF 504 LLC

USE: Retail Outlet

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2025

LAST RECERTIFICATION: 2015

YEAR BUILT: 1945

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
03/31/25 **Electrical Recertification Report** – Repair required
02/26/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
02/26/26 Notice of Hearing posted on Structure
02/27/26 Notice of Hearing posted at City Hall.
03/02/26 **Structural Recertification Report** – **APPROVED**
03/04/26 **Engineer letter** attesting the building is electrically safe for its use and occupancy-
signed & sealed on 03/03/26
03/09/26 Board Hearing- Deferred
06/04/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
06/04/26 Notice of Hearing posted on Structure
06/05/26 Notice of Hearing posted at City Hall.
06/15/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a revised Electrical Recertification report free of deficiency for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

A. Submit report free of deficiency, recertifying 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:

[ELEC-25-10-4013](#)- Issued 04/01/2026- Parking Lot Lighting addition for 40 Yr Recertification Requirement