



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 20, 2025

CASE NO.: 23-5374

RECT-23-03-0115

BUILDING ADDRESS: 2600 DOUGLAS RD

FOLIO NUMBER: 03-4117-005-3200

OWNER: DOUGLAS CENTRE CONDOMINIUM ASSOCIATION

USE: MULTIFAMILY

OF LIVING UNITS: 78

PENDING RECERTIFICATION: 2022

LAST RECERTIFICATION DATE: 2012

YEAR BUILT: 1972

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:

01/03/22	First Notice from the City advising Recertification is required mailed with return receipt, delivered.
01/18/22	First Notice from the City advising Recertification is required mailed with return receipt (different address), delivered to original sender.
03/14/22	First Notice from the City advising Recertification is required mailed with return receipt (different address), delivered.
06/09/22	Final Notice from the City advising Recertification is required mailed with return receipt, in transit to next facility.
07/15/22	Second Notice from the City advising Recertification is required mailed with return receipt, delivered.
04/05/23	Building Recertification- Electrical Rejected- Missing Report / Building- Repairs Required
10/09/25	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
10/09/25	Notice of Hearing posted on Structure
10/20/25	Board Hearing

TO DATE THE OWNER HAS: NOT submitted an electrical Recertification Report 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 or architect, 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, as applicable, 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. 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. A \$250 daily fine be imposed if any of the above deadlines are not met.

PERMIT ACTIVITY:

[BLDB-22-01-0279](#)- Expired- Parking garage concrete restoration SPECIAL INSPECTOR FORM FOR ALL STRUCTURAL WORK FROM ELIAS LOUIE KOKKORIS P.E. EOR

[BLDB-24-01-2295](#)- Issued- EXTERIOR BUILDING REPAIRS (CONCRETE WALL REPAIR, STUCCO, PAINT, BEAM REPAIR, AND COLUMN REPAIR). NO ADDITION WORK.

[EDEN-23-02-0054](#)- Issued- CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-21-05-7998 - CHANGE OF CONTRACTOR FROM BL-20-12-4878 CHANGE OF CONTRACTOR FROM BL19013399 * *** CHANGE OF CONTRACTOR FROM BL15033772 ***** SPECIAL INSPECTOR - ALEZANDER ROCHELL P.E. *** ** COMMERCIAL EXTERIOR RENOVATIONS W/ STOREFRONT REPLACEMENT \$1,818,230 REVISION-RV-18-03-3891- CHANGES TO STOREFRONT & ADDING ATM & NIGHT DEPOSIT TO SCOPE OF WORK

[ELEC-23-10-1799](#)- Issued- Building electrical work for 40 year recertification - (Low Voltage - Fire Pump)

[ELEC-25-05-3505](#)- Denied- CHANGE OF LIGHTS

[FIRE-22-11-0269](#)- Issued- Replace fire pump controller panel

[REVR-25-05-3748](#)- Issued- Replace fire pump controller panel

[REVR-25-08-4129](#)- Issued- Revision of plans for permit ELEC-23-10-1799. Removal of fire pump scope of work from the original set of plans since there is now a separate revision permit solely for the scope of work. (REVR-25-05-3748)