



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: May 11, 2026

CASE NO.: 25-8721
RECT-25-03-0477

BUILDING ADDRESS: 2 Coral Way

FOLIO NUMBER: 03-4117-006-0010

OWNER: NNN TRS Inc.

USE: Commercial- Retail Outlet

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION:

YEAR BUILT: 1994

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 and is presumed unsafe pursuant to Section 105-89 (10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code; as follows: To date, the Owner has not submitted an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

DATES AND ACTIVITIES:

- 02/02/23 Courtesy Notice (1 year) from the City advising Recertification is required - mailed certified
- 01/31/24 First Notice (90 days) from the City advising Recertification is required mailed, delivered.
- 05/10/24 Second Notice (30 days) from the City advising Recertification is pending mailed, delivered.
- 06/17/24 Final Notice from the City advising Recertification is pending mailed, delivered.
- 02/28/25 Notice of Hearing posted on Structure and at City Hall.
- 02/28/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 03/10/25 Board Hearing– Deferred
- 05/29/25 [Review Comments](#): Electrical- missing report and documents & Building- provide guardrail Report
- 06/04/25 [Electrical Recertification Report](#)
- 06/27/25 [Review Comments](#): Electrical- New report template required & **Building- APPROVED**
- 01/22/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing- mailed certified and USPS Regular mail
- 01/27/26 Notice of Hearing posted on Structure & City Hall

02/09/26

Board Hearing

A. That the property owner submit current electrical recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional architect or engineer, within 45 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 45 days of the board's meeting attesting that the structure's 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 report 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.

03/13/26

Engineer letter attesting the building is electrically safe for its use and occupancy-
signed & sealed on 03/13/2026

03/30/26

Review Comments: Electrical- missing Thermography report

04/29/26

Notice of Hearing posted at City Hall

04/30/26

Notice of Intent to Lien and Hearing- mailed certified and regular USPS mail

04/30/26

Notice of Hearing posted on Structure

05/11/26

Board Hearing

TO DATE THE OWNER HAS: NOT submitted the revised Thermography report 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 given in the original hearing of February 9, 2026, and until the original order is fully complied with.

B. That the Property Owner submit an electrical thermography report, performed by a Level-II or higher certified infrared thermographer, within 30 days of the Board's meeting.

C. Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure.

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 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