



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: November 10, 2025

CASE NO.: 25-1003
RECT-24-01-0253

BUILDING ADDRESS: 550 Biltmore Way

FOLIO NUMBER: 03-4117-008-1230

OWNER: CGI Fund I Biltmore LP C/O CGI Merchant Group LLC

USE: Office Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: ----

YEAR BUILT: 1986

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
01/08/24	Engineer letter attesting the building is <u>structurally safe</u> for its use and occupancy (signed & sealed on 12/11/23)
01/08/24	Engineer letter attesting the building is <u>electrically safe</u> for its use and occupancy (signed & sealed on 09/20/23)
01/08/24	Building Recertification Report: Building & Electrical (rejected) – Repairs required
01/31/24	First Notice from the City advising Recertification is required - mailed certified
10/31/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified & Via USPS Regular Mail
10/31/25	Notice of Hearing posted on Structure
11/10/25	Board Hearing

TO DATE THE OWNER HAS: NOT submitted a current signed and sealed safe-to-occupy letter for both the Structural and Electrical Recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

A. That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and 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.

B. Recertify the structure within sixty (60) days of the Board's meeting.

C. 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.

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

PERMIT ACTIVITY:

[MECB-24-03-0866](#) - Status: Expired- AC CHANGEOUT OF (2) 4 TON UNITS ON THE ROOF

[BLDB-24-09-2883](#)- Status: Issued- Office Interior renovation for suite 1110