



City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: April 13, 2026

CASE NO.: 26-1057
RECT-24-04-0239

BUILDING ADDRESS: 101 Almeria Ave

FOLIO NUMBER: 03-4117-005-3050

OWNER: QFO Partners LLC

USE: Office Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1954

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
01/03/24 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 01/03/2024
01/31/24 First Notice (90 days) from the City advising Recertification is required- mailed certified
04/23/24 **Structural Recertification Report- repairs required**
04/29/24 **Electrical Recertification Report- APPROVED**
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 at City Hall.
01/24/26 Notice of Hearing posted on Structure
02/03/26 Engineer letter attesting the building is structurally safe for its use and occupancy-
signed & sealed on 01/27/2026
02/09/26 Board Hearing- Deferred
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.
03/09/26 Board Hearing- Cancelled
04/02/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified

& Via USPS Regular Mail
04/02/26 Notice of Hearing posted on Structure
04/03/26 Notice of Hearing posted at City Hall.
04/13/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a revised Structural Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

- A. Submit report free of deficiency recertify the structure within sixty (30) 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:

[BLDB-25-01-3165](#)- Finaled- Structural repairs for 40 year recertification. RECT-24-04-0293

[BLDB-26-02-3989](#)- Finaled- Reroof Flat

[PWKS-26-02-4198](#)- Finaled- REROOF FLAT