



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: June 15, 2026

CASE NO.: 25-1014
RECT-25-01-0448

BUILDING ADDRESS: 3301 Ponce De Leon Blvd

FOLIO NUMBER: 03-4117-007-1230

OWNER: Pines Group Inc

USE: Office Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: ----

YEAR BUILT: 1990

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
01/31/24 First Notice from the City advising Recertification is required - mailed certified
10/01/24 First Notice from the City advising Recertification is required - mailed certified.
10/31/25 Notice of Hearing posted on Structure
10/31/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified & Via USPS Regular Mail
11/06/25 **Engineer letter** attesting the building is structurally safe & electrically safe for its use and occupancy- **signed & sealed on 11/06/2025**
11/06/25 **Structural Recertification Report**- repairs required
11/10/25 Board Hearing- Deferred
04/14/26 **Engineer letter** attesting the building is electrically safe for its use and occupancy- **signed & sealed on 04/07/2026**
04/14/26 **Electrical Recertification Report** – missing repair permit number
06/04/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified & Via USPS Regular Mail
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 the revised Structural Recertification Report free of deficiency, current safe-to-occupy letter for the structural, nor the electrical repair permit number for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

A. That the Property Owner submit appropriately signed and sealed safe-to-occupy letter for the Structural Recertification, within 30 days of the Board's meeting attesting that the structure's structural system is 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. Submit report free of deficiency, recertifying 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:

No current permits associated with the Building Recertification