



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: June 15, 2026

CASE NO.: 26-1668
RECT-26-02-0646

BUILDING ADDRESS: 382 S Dixie Hwy

FOLIO NUMBER: 03-4120-025-0021

OWNER: Sunshine Gasoline, Distributors Inc

USE: Retail Outlet

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
01/31/25	Second Notice (30 days) from the City advising Recertification is pending- mailed certified
11/21/24	Engineer letter attesting the building is <u>structurally safe & electrically safe</u> for its use and occupancy- signed & sealed on 01/25/2026 (expires 07/26/2026)
02/02/26	Structural Recertification Report- APPROVED
02/02/26	Electrical Recertification Report- Missing thermography report and color photos.
06/03/26	Notice of Hearing posted on Structure
06/04/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
06/05/26	Notice of Hearing posted at City Hall.
06/15/26	Board Hearing

TO DATE THE OWNER HAS: NOT submitted the thermography report and color photos for the City's review.

BUILDING OFFICIAL’S RECOMMENDATION:

A. That the Property Owner submit the Thermography Report and color photos, within 30 days of the Board’s meeting.

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:

No current permits associated with the Building Recertification