



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 20, 2025

CASE NO.: 21-2946
RECT-23-05-0160

BUILDING ADDRESS: 800 DOUGLAS RD

FOLIO NUMBER: 03-4108-040-0020

OWNER: COLONNADE DOUGLAS OWNER LLC

USE: COMMERCIAL BUILDING

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: 2011

YEAR BUILT: 1971 (Puerta Del Sol-Building #1)

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:

02/08/21	First Notice from the City advising Recertification is mailed with return receipt, was return to original sender.
05/10/21	Second Notice from the City advising Recertification is mailed with return receipt, delivered.
08/31/21	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed, delivered.
08/31/21	Notice of Hearing posted on Structure and at City Hall
09/13/21	Letter requesting an additional three (3) month extension for repairs (Puerta Del Sol-Building #1), not approved
09/13/21	Board Hearing- <u>Case not heard</u>
	<u>Applicant submitted Recertification Reports: West Building #2 & Puerta Del Sol (bldg. #1)</u>
09/15/21	Recertification Report rejected; repairs required: West Building (Electrical) & Puerta Del Sol (Building & Electrical). One hundred twenty (120) days extension granted to make repairs
09/16/21	Letter from a structural Engineer submitted attesting the structure is safe for occupancy
12/10/21	Letter requesting an additional ninety (90) days extension to perform repairs for Puerta Del Sol, granted.
01/13/22	First Extension Expired (both buildings)
03/14/22	Second Extension Expired (for Puerta Del Sol)
06/29/22	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
06/29/22	Notice of Hearing posted on Structure and at City Hall.
07/11/22	Board Hearing

Board Ordered: A. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within one hundred (120) days of the Board's Order Recertifying the property. B. A \$250 daily fine be imposed, if any of these deadlines are not met.

11/17/22

BOARD ORDER EXPIRED

12/22/22

Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.

12/22/22

Notice of Hearing posted on Structure and at City Hall.

01/09/23

Board Hearing- Previous Order Stands

10/10/25

Notice of Intent to Lien and Hearing mailed Certified Mail & USPS Regular Mail

10/10/25

Notice of Hearing posted on Structure

10/20/25

Board Hearing

TO DATE THE OWNER HAS: NOT submitted a revised Recertification Report nor updated letters for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

A. That all provisions of the original Order, including fines or deadlines, remain in full force and effect.

B. That the Property Owner submit current structural and electrical recertification reports and cover letters, as applicable, appropriately signed and sealed by a Florida-licensed professional engineer or architect, within thirty (30) days of the Board's meeting.

C. That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, as applicable, within thirty(30) days of the Board's meeting attesting that the building'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.

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

E. 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.

F. 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:

[BLDB-22-07-0860](#)- Issued- *** HISTORICAL *** La Puerta Del Sol exterior repairs

[BLDB-22-11-1204](#)- Expired- Interior renovation to NORTH Tower 6th Floor -Common Areas, Elevator Lobby, Bathrooms

[BLDB-23-09-1978](#)-Issued- Business Name: DOMINION BUILDERS LLC. Adding CAT II safety glass to conference room and new office.

[BLDB-25-10-3719](#)- Denied- Replace flooring, replace tile flooring on restrooms. upgrade all lighting in common areas, paint, wallpaper, and wrap elevator doors.

[ELEC-22-07-0635](#)- Expired- Low Voltage Data

[ELEC-23-10-1868](#)- Expired- Replace elevator disconnects

[MECB-23-12-0779](#)- Expired- 12K BTU Mini-Split Installation

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