



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** April 13, 2026

**CASE NO.:** 25-9925  
RECT-26-01-0644

**BUILDING ADDRESS:** 800 Douglas Rd

**FOLIO NUMBER:** 03-4108-040-0020

**OWNER:.** COLONNADE DOUGLAS OWNER LLC

**USE:** CONDOMINIUM - RESIDENTIAL

**# OF LIVING UNITS:**

**PENDING RECERTIFICATION:** 2024

**LAST RECERTIFICATION:**

**YEAR BUILT:** 1986 (Executive Tower- Parking Garage/ North Tower / South Tower)

**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 with return receipt  
02/01/23 Courtesy 1 Year Notice from the City advising Recertification is required mailed with return receipt  
01/31/24 First Notice from the City advising Recertification is required mailed with return receipt  
01/31/25 Second Notice from the City advising Recertification is pending mailed with return receipt  
03/17/25 Second Notice from the City advising Recertification is pending mailed with return receipt  
(different address)  
10/10/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt  
10/10/25 Notice of Hearing posted on Structure  
10/20/25 **Board Hearing**

The Owner shall take the Required Action as follows: **A.** 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, within 60 days of the board's meeting. **B.** 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. **C.** Provide the CRB board with an update on the building's repairs at the April 2026 Board's meeting **d.** Recertify the structure within one (1) year of the board's meeting. **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 any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

01/23/26 Engineer letter attesting the building is structurally safe for its use and occupancy (signed & sealed on 12/29/2025)  
01/23/26 Engineer letter attesting the building is electrically safe for its use and occupancy (signed & sealed on 01/22/2026)  
01/23/26 Electrical Recertification Report- Repairs required  
01/23/26 Structural Recertification Report- Repairs Required  
04/01/26 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt  
04/01/26 Notice of Hearing posted on Structure  
04/03/26 Notice of Hearing posted at City Hall  
04/13/26 Board Hearing  
10/20/26 BOARD ORDER EXPIRES

**TO DATE THE OWNER HAS:** NOT submitted revised Recertification Reports for the City's review.

**BUILDING OFFICIAL'S RECOMMENDATION:** Previous Order stands.

**PERMIT ACTIVITY:**

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

[BLDB-22-11-1204](#)- Issued- 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

[ELEC-26-03-4462](#)- In review- Replace elevator disconnects