



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** April 13, 2026

**CASE NO.:** 25-1003  
RECT-24-01-0253

**BUILDING ADDRESS:** 550 Biltmore Way

**FOLIO NUMBER:** 03-4117-008-1230

**OWNER:** CGI Fund I Biltmore LP C/O CGI Merchant Group LLC

**USE:** Office Building

**# OF LIVING UNITS:** 0

**PENDING RECERTIFICATION:** 2024

**LAST RECERTIFICATION:** ----

**YEAR BUILT:** 1986

**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
- 01/08/24 Engineer letter attesting the building is structurally safe for its use and occupancy (signed & sealed on 12/11/23)
- 01/08/24 Engineer letter attesting the building is electrically safe for its use and occupancy (signed & sealed on 09/20/23)
- 01/08/24 Electrical Recertification Report- Repairs required
- 01/19/24 Structural Recertification Report- Repairs Required
- 01/31/24 First Notice from the City advising Recertification is required - mailed certified
- 10/31/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified & Via USPS Regular Mail
- 10/31/25 Notice of Hearing posted on Structure
- 11/06/25 Engineer letter attesting the building is structurally safe & electrically safe for its use and occupancy (signed & sealed on 11/06/25)
- 11/10/25 **Board Hearing**

The Owner shall take the Required Action as follows: **A.** 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. **B.** Recertify the structure within six (6) months 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.

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 – EXTENSION REQUEST  
**05/10/26 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-25-12-3885](#)- In Review- Interior Concrete Repair in the Parking Garage (SEE SCOPE OF WORK IN PLANS)

[MECB-26-02-1579](#)- Issued- 2 Water Cooled Chiller Replacement

[MECB-24-03-0866](#) -Expired- AC CHANGEOUT OF (2) 4 TON UNITS ON THE ROOF

[BLDB-24-09-2883](#)-Issued- Office Interior renovation for suite 1110

[ZONC-26-02-0636](#)- Denied- After The Fact Permit - Painting Exterior Railings

[BLDB-26-02-4020](#)- Denied- Replacement of (16) sliding doors with impact-rated sliding doors.