



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: June 15, 2026

CASE NO.:25-1230
RECT- 24-05-0324

BUILDING ADDRESS: 290 Aragon Ave

FOLIO NUMBER: 03-4108-006-3600

OWNER: Lago Investments LLC, C/O Fredrick Woodbridge Jr P.A.

USE: Retail Outlet

OF LIVING UNITS:1

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1924

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 certified
02/02/23 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
05/10/24 Second Notice from the City advising Recertification is pending- mailed certified
05/25/24 **Electrical Recertification report** rejected- Repairs required
05/25/24 **Structural Recertification report** rejected- Repairs required
06/17/24 Final Notice from the City advising Recertification is required- mailed certified
12/23/24 Engineers letter regarding balcony repairs and requesting a 180 day extension.
03/17/25 180 day extension granted to do repairs
09/17/25 180 days EXTENSION EXPIRED
10/10/25 Engineers letter regarding balcony repairs and requesting a 180 day extension.
12/31/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing - mailed certified and USPS Regular mail
12/31/25 Notice of Hearing posted on Structure
01/02/26 Notice of Hearing posted at City Hall

- 01/12/26 **Board Hearing**
A) That the property owner submit current structural and electrical recertification reports and cover letters, appropriately signed and sealed by a Florida-licensed professional engineer or architect, within 30 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)** Recertify the structure within one hundred and twenty (120) days of the board's meeting. **D)** 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. **E)** That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.
- 05/13/26 **BOARD ORDER EXPIRED**
- 05/27/26 **Engineer letter** attesting the building is structurally safe for its use and occupancy-
signed & sealed on 05/18/2026
- 05/27/26 **Engineer letter** attesting the building is electrically safe for its use and occupancy-
signed & sealed on 05/26/2026
- 05/27/26 **Electrical Recertification report** - Missing EOR digital signature on illumination form, new report template missing, color pictures missing
- 05/27/26 **Structural Recertification report** – repairs required
- 06/03/26 Notice of Intent to Lien and Hearing - mailed certified and regular USPS mail
- 06/03/26 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 a revised electrical and structural recertification report free of deficiencies for the City’s review.

BUILDING OFFICIAL’S RECOMMENDATION:

- A.** The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline given in the original hearing of January 12, 2026, and until the original order is fully complied with.
- 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.** Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure.
- D.** 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.

E. 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-25-04-3349](#)- Expired- To address violation case# novi-25-03-9439. - Alteration to existing partition. - blocking access to balcony. -new light fixtures added to altered partition.