



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: May 11, 2026

CASE NO.: 25-1229

BUILDING ADDRESS: 2501 Galiano St.

FOLIO NUMBER: 03-4117-005-1020

OWNER: 2093 US Highway 92 LLC, C/O Achs Management Corp

USE: Office Building

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: ----

YEAR BUILT: 1984

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
- 02/01/23 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
- 05/10/24 Second Notice from the City advising Recertification is required- mailed certified
- 06/17/24 Final Notice from the City advising Recertification is required- mailed certified
- 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 sixty (60) 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.

03/14/26 **Board Order Expired**
04/29/26 Notice of Hearing posted at City Hall
04/30/26 Notice of Intent to Lien and Hearing- mailed with return receipt and regular USPS mail
04/30/26 Notice of Hearing posted on Structure
05/11/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted Recertification Reports nor letters 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. 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-24-08-2830](#)- In review- Application for Parking signs according to CU-0000021660