



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: January 12, 2026

CASE NO.:25-1225

RECT- 24-11-0423

BUILDING ADDRESS: 310 Sevilla Ave

FOLIO NUMBER: 03-4117-005-4570

OWNER: BIJ Motors Coral Gables LLC

USE: Mixed Use

OF LIVING UNITS: 0

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: ----

YEAR BUILT: 1992

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
01/31/24 First Notice from the City advising Recertification is required- mailed certified
10/01/24 First Notice from the City advising Recertification is pending- mailed certified
11/27/24 **Electrical Recertification report** rejected- Missing safe to occupy letter
11/27/24 **Structural Recertification report** rejected- Repairs required
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
01/05/26 Engineers letter regarding repairs and requesting a 180 day extension.
01/12/26 **Board Hearing**

TO DATE THE OWNER HAS: NOT submitted a current electrical & structural safe to occupy letter for the City's review.

BUILDING OFFICIAL’S RECOMMENDATION:

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 sixty (60) days 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.

PERMIT ACTIVITY:

[BLDB-23-05-1688](#)- Issued- (PP- MTCI) Service bay HVAC and concrete repair and maintenance SERVICE SHOP AC IMPROVEMENTS AND BUILDING RESTORATION- Service Bay HVAC and concrete repairs & maintenance

[BLDB-23-08-1934](#)- Denied- PREPARATORY WORK (roof)

[BLDB-24-10-2918](#)- Issued- waterproofing on top of the deck of garage

[FIRE-24-09-1212](#)- Issued- Fire Sprinkler

[MECB-24-09-1058](#)- Issued- Service bay HVAC and concrete repair and maintenance

[PAFF-24-09-0596](#)- Issued- Plumbing-Service Bay HVAC and concrete repair and maintenance

[PAFF-24-09-0597](#)- Issued Electrical- Service Bay HVAC and concrete repair and maintenance