



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 10, 2026

CASE NO.: 26-1061
RECT-26-02-0657

BUILDING ADDRESS: 122 Menores Ave

FOLIO NUMBER: 03-4108-009-3730

OWNER: CJHFT LLC, C/O Rob Hyman PA

USE: MultiFamily

OF LIVING UNITS: 8

PENDING RECERTIFICATION: 2025

LAST RECERTIFICATION:

YEAR BUILT: 1925

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 2 Year Notice from the City advising Recertification is required- mailed certified
01/31/24	Courtesy 1 Year Notice from the City advising Recertification is required- mailed certified
01/31/25	First Notice (90 days) from the City advising Recertification is required- mailed certified
05/01/25	Second Notice (30 days) from the City advising Recertification is pending- mailed certified
06/18/25	Final Notice from the City advising Recertification is pending- mailed certified
01/22/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
01/23/26	Notice of Hearing posted on Structure and at City Hall.
02/09/26	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 architect or engineer, 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. Submit reports free of deficiency 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.

03/11/26	<u>BOARD ORDER EXPIRED (A & B)</u>
04/10/26	<u>BOARD ORDER EXPIRED (C)</u>
04/29/26	Notice of Hearing posted at City Hall
04/30/26	Notice of Intent to Lien and Hearing - mailed certified & regular USPS Mail
04/30/26	Notice of Hearing posted on Structure
05/11/26	Board Hearing- Deferred
07/29/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Second Hearing- mailed certified & regular USPS Mail
07/29/26	Notice of Hearing posted on Structure
07/31/26	Notice of Hearing posted at City Hall
08/10/26	Board Hearing

TO DATE THE OWNER HAS: NOT submitted the Recertification Reports nor letters for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION:

A. Previous order stands.

B. That an additional \$500 daily fine be imposed if the building is not recertified within 45 days of the board's meeting, until the building is fully recertified.

PERMIT ACTIVITY:

[BLDB-26-03-4091](#)- Denied- GENERAL REPAIRS: CONCRETE CRACKS, STEEL PAINTING, WOOD JOIST, INTERIOR PLASTER