



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 13, 2026

CASE NO.: 25-9896
RECT-24-11-0415

BUILDING ADDRESS: 1500 Douglas Rd

FOLIO NUMBER: 03-4108-096-0001

OWNER: DOUGLAS GRAND CONDO. ASSOC. INC.

USE: CONDOMINIUM - COMMERCIAL

OF LIVING UNITS:

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION:

YEAR BUILT: 1994

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:

02/02/23	Courtesy 1 Year Notice from the City advising Recertification is required mailed with return receipt
11/25/24	Recertification Report rejected; (Building & Electrical) – incomplete reports
10/10/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
10/10/25	Notice of Hearing posted on Structure
10/20/25	Board Hearing The Owner shall take the Required Action as follows: A. That the Property Owner submit current structural and electrical recertification reports and cover letters for the entire property, appropriately signed and sealed by a Florida-licensed professional 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. Recertify the entire structure within ninety (90) 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.
11/20/25	BOARD ORDER EXPIRED (A & B)
12/12/25	Engineer letter attesting the building is <u>structurally and electrically safe</u> for its use and occupancy- signed & sealed on 12/08/2025
12/12/25	<u>Structural Recertification Report</u> - Repairs Required
01/19/26	BOARD ORDER EXPIRED (C)

01/26/26	Electrical Recertification Report- APPROVED
06/30/26	Notice of Intent to Lien and Hearing mailed certified & regular USPS
07/01/26	Notice of Hearing posted on Structure
07/02/26	Notice of Hearing posted at City Hall
07/13/26	Board Hearing

TO DATE THE OWNER HAS: NOT submitted a revised 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 October 20, 2025, and until the original order is fully complied with.

B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letter for the Structural Recertification, within thirty (30) days of the Board's meeting attesting that the building's structural system is safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letter be submitted every six (6) months thereafter while recertification is pending.

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-25-09-3689](#)- Issued- Concrete Restoration / Waterproofing

[BLDB-26-07-4327](#)- In review- 1-ADA access connection to public sidewalk.2-ADA corrections of existing HC ramps.3-ADA correction to add missing HC parking inside garage