City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: August 10, 2026 **CASE NO.:** 26-1067
RECT-24-06-0353

BUILDING ADDRESS: 4800 Le Jeune Rd

FOLIO NUMBER: 03-4120-022-4000

OWNER:. PROPERTIES 4 US INC

USE: Office Building **# OF LIVING UNITS:** 0

PENDING RECERTIFICATION: 2024 **LAST RECERTIFICATION:**

YEAR BUILT: 1985

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
06/18/24	**Structural Recertification Report-** repairs required
06/18/24	**Electrical Recertification Report-** repairs required
06/18/24	Cover Letter
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 at City Hall
01/24/26	Notice of Hearing posted on Structure
02/09/26	Board Hearing- Deferred
02/25/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
02/25/26	Notice of Hearing posted at City Hall
02/27/26	Notice of Hearing posted on Structure
03/09/26	Board Hearing- Cancelled
04/02/26	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
04/02/26	Notice of Hearing posted on Structure
04/03/26	Notice of Hearing posted at City Hall

04/13/26 **Board Hearing**

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.** Submit reports free of deficiency recertify the structure within ninety (90) 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.

05/13/26 BOARD ORDER EXPIRED (A & B)
07/12/26 BOARD ORDER EXPIRED (C)
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 current electrical and structural safe-to-occupy letter nor the recertification reports free of deficiencies 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-22-06-0795- Issued- COMMERCIAL INTER. ALT., (BUILDING, MECH., ELEC., PLUMBING) @ 2 & 3 FLOORS

BLDB-26-06-4270-Denied- INTERIOR BATHROOM REMODELING AND NEW BAR BUILDOUT

ZONC-24-09-0480- Denied- PARKING LOT SEAL COATING