



City of Coral Gables
Development Services Department

CONSTRUCTION REGULATION BOARD
CASE RESUME

HEARING DATE: June 15, 2026

CASE NO.: 24-7096
RECT- 23-06-0191

BUILDING ADDRESS: 600 Biltmore Way

FOLIO NUMBER: 03-4117-025-0001

OWNER: Biltmore II Condo Assoc.

USE: Multifamily

OF LIVING UNITS: 232

PENDING RECERTIFICATION: 2023

LAST RECERTIFICATION: 2013

YEAR BUILT: 1973

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:

- 01/30/23 First Notice from the City advising Recertification is required mailed with return receipt
- 04/30/23 Second Notice from the City advising Recertification is pending mailed with return receipt
- 07/06/23 Letter from structural Engineer submitted attesting to Building's occupancy.
- 07/12/23 **Structural Recertification Report** – repairs required
- 07/19/23 Building Recertification report rejected (Electrical & Structural)
- 02/23/24 Notice of Hearing posted on Structure and at City Hall.
- 02/23/24 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 03/11/24 **Board Hearing:** A. Submit a letter from a structural Engineer every six (6) months of the Board's meeting attesting the structure is safe for occupancy B. Provide the CRB board with an update on the building's repairs at the March 2025 Board's meeting C. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within twenty-four (24) months of the Board's Order Recertifying the property. D. A \$250 daily fine be imposed if any of these deadlines are not met.
- 04/15/24 **Electrical Recertification Report** – **APPROVED**
- 02/28/25 Notice of Hearing posted on Structure and at City Hall.
- 02/28/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 03/10/25 **Board Hearing:** Deferred
- 06/27/25 **Engineer letter** attesting the building is structurally safe for its use and occupancy.
- 07/02/25 Notice of Hearing posted on Structure and at City Hall.
- 07/02/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
- 07/14/25 **Board Hearing-** Previous order stands (Update Only)

01/06/26 **Engineer letter** attesting the building is structurally safe for its use and occupancy-
signed & sealed on 01/06/2026 (expires July 6, 2026)
03/12/26 **BOARD ORDER EXPIRED**
06/04/26 Notice of Intent to Lien and Hearing - mailed certified and regular USPS mail
06/04/26 Notice of Hearing posted on Structure
06/05/26 Notice of Hearing posted at City Hall
06/15/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted the revised Structural Recertification Report free of deficiency 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 March 11, 2024, 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-23-03-1509](#)- Issued 11/07/2023- CONCRETE RESTORATION TO BUILDING FACADE

[BLDB-22-10-1159](#)- In Review- Existing swimming pool resurfacing - New tile & plaster