



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 14, 2025

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: Building Official has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89(1)(2) and (3), because the exterior of the Structure has spalling and cracked concrete throughout, including, but not limited to, the walls, stairs, walkways, and balconies. In addition, the structure is presumed unsafe pursuant to Section 105-89(10)(a)(b)(h) and (l) of the City Code, because it has falling-away, hanging, or loose siding, blocks, bricks, or other building material; the structure or its structural parts are deteriorated; the structure is in violation of the minimum housing code of the Minimum Housing Code. (See Sections 227, 248, 249, 250, 252, and 278 of Chapter 105 of the City Code); the structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

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.
07/19/23	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.
07/19/24	Letter from structural Engineer submitted attesting to Building's occupancy.
01/22/25	Letter from structural Engineer submitted attesting to Building's occupancy.

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	Letter from structural Engineer submitted attesting to Building's 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

TO DATE THE OWNER HAS: NOT submitted a revised Recertification Report for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: Previous order stands.

PERMIT ACTIVITY:

- UNST-23-01-0009 deterioration to the structure is excessive for a building of this age
- BLDB-22-10-1159 Existing swimming pool resurfacing - New tile & plaster (in review)
- ELEC-22-03-0278 Installation of a new electrical panel and feeder for a future charging station at the property parking. Final status 10/26/22
- BLDB-23-03-1509 CONCRETE RESTORATION TO BUILDING FAÇADE PERMIT ISSUED 11/7/23