



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 9, 2026

CASE NO.: 21-2758

RECT-23-05-0161

BUILDING ADDRESS: 6901 E. Edgewater Dr.

FOLIO NUMBER: 03-4129-052-0001

OWNER: Gables Harbour Condominium Apartments Association, Inc

USE: Multi-family Building

OF LIVING UNITS: 30

PENDING RECERTIFICATION: 2021

LAST RECERTIFICATION DATE: 2011

YEAR BUILT: 1971

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:

- 02/08/21 First Notice from the City advising Recertification is required mailed in transit to next facility.
- 05/10/21 Second Notice from the City advising Recertification is pending mailed with return receipt in transit to next facility.
- 06/09/21 Final Notice from the City advising Recertification is pending mailed with return receipt and in transit to next facility.
- 07/28/21 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt.
- 07/28/21 Notice of Hearing posted on Structure and at City Hall
- 08/09/21 Board Hearing
- 08/25/21 Letter from a structural Engineer attesting the structure is safe for occupancy
- 08/25/21 **Board's Order:**
The owner shall take the Required Action as follows: **A.** Submit a letter from a structural Engineer within seven (7) days of the Board's meeting attesting the structure is safe for occupancy. **B.** Submit a recertification report prepared by a licensed Architect or Engineer within six (6) months of the Board's Order Recertifying the property. **C.** The owner shall provide an update to the Construction Regulation Board on the January 10, 2022, meeting if the structure has not been recertified.
- 07/24/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt.
- 07/25/25 Notice of Hearing posted on Structure and at City Hall

07/30/25 Amended Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt.

07/30/25 Notice of Hearing posted on Structure and at City Hall

08/01/25 Second Amended Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt.

08/01/25 Notice of Hearing posted on Structure and at City Hall

08/06/25 **Structural Recertification Report**- repairs required

08/06/25 Engineer letter attesting the building is structurally safe for its use and occupancy- **signed & sealed on 08/06/2025**

08/11/25 **Board Hearing**
 The Owner shall take the Required Action as follows: **A.** Submit Recertification Report prepared by licensed qualified Engineer within one hundred and eighty (180) days of the Second Amended Notice of Unsafe Structure Violation and Notice of Hearing dated 08/01/2025 Recertifying the property, or the City may take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated (“Emergency Action”). Additionally, the City may request that Florida Power & Light, without any further notice, disconnect the power to the Structure. **B.** A \$250 daily fine will continue to be imposed if these deadlines are not met.

08/21/25 Electrical Recertification Report- **APPROVED**

01/29/26 Boards order expires

02/25/26 Notice of Intent to Lien and Hearing mailed certified

02/25/26 Notice of Hearing posted on Structure

02/27/26 Notice of Hearing posted at City Hall

03/09/26 Board Hearing

TO DATE THE OWNER HAS: NOT submitted a revised Recertification Report 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 August 9, 2021, 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-22-08-0967](#)- Finaled 01/21/2026- REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION