

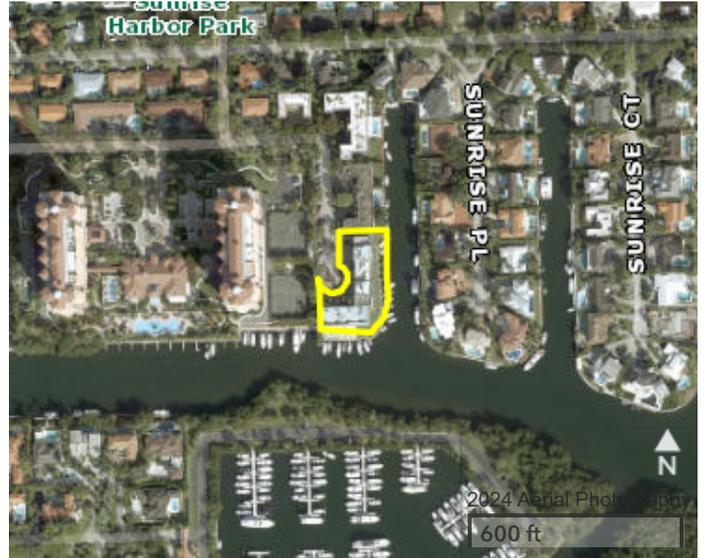


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 08/04/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4129-052-0001 (Reference)
<b>Property Address</b>	6901 E EDGEWATER DR CORAL GABLES, FL 33133-0000
<b>Owner</b>	REFERENCE ONLY
<b>Mailing Address</b>	
<b>Primary Zone</b>	4900 MULTI-FAMILY - CONDOMINIUM
<b>Primary Land Use</b>	0000 REFERENCE FOLIO
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	0 Sq.Ft
<b>Year Built</b>	0



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$0	\$0	\$0
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$0	\$0	\$0
<b>Assessed Value</b>	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
GABLES HARBOUR CONDO
SUNRISE HARBOUR REV PL PB 65-22
LOTS 1-2 & 3 BLK 2

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

City's Exhibit #1



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**Permits and Inspections: Search Results**

[Logon](#) [Help](#) [Contact](#)

[New Permit Search](#)

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
<a href="#">EX-22-03-9203</a>	03/28/2022	6901 EDGEWATER DR	PERMIT EXTENSION & RENEWAL	RENEWAL FOR PL-20-08-6498 PLUMBING WORK FOR COMMERCIAL *SANITARY LINE SECTION RE-PIPING IN THE GARAGE AREA*-REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM { ORD. 2009-40 SEC. 78-99 } **RESTORATION OF LANDSCAPE, HARDSCAPE & BUILDING IS REQUIRED FOR PERMIT CLOSURE AND FINAL APPROVAL	final	03/30/2022	03/30/2022	0.00
<a href="#">RC-21-07-8262</a>	07/24/2021	6901 EDGEWATER DR	BLDG RECERT / CRB	***CANCELLED SEE RECT-23-05-0161***BUILDING RECERTIFICATION (YEAR BUILT 1971) UNSAFE STRUCTURES BOARD CASE 21-2758	canceled		05/29/2023	0.00
<a href="#">PL-20-08-6498</a>	08/12/2020	6901 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL *SANITARY LINE SECTION RE-PIPING IN THE GARAGE AREA*-REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM { ORD. 2009-40 SEC. 78-99 } **RESTORATION OF LANDSCAPE, HARDSCAPE & BUILDING IS REQUIRED FOR PERMIT CLOSURE	final	01/29/2021	10/29/2022	0.00

**City's Exhibit #2**

Permit ID	Issue Date	Address	Category	Description	Status	Start Date	End Date	Amount
PW-18-01-2384	01/25/2018	6901 EDGEWATER DR	COASTAL PERMIT	AND FINAL APPROVAL REPLACEMENT OF MOORING PILES (23) AND FINGER PIERS (11) **GABLES HARBOUR CONDO ASSOCIATION** \$25,000 BOND PAID BY DOCK AND MARINE	final	07/11/2018	10/09/2019	0.00
EL-18-01-1904	01/12/2018	6901 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE TENET 200 AMP BREAKER \$ 500	final	01/12/2018	01/12/2018	0.00
AB-18-01-1907	01/12/2018	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *REV PER PERF 05/11/2018- REPLACEMENT OF MOORING PILES (23) AND FINGER PIERS (11) **GABLES HARBOUR CONDO ASSOCIATION** \$25,000	final	01/16/2018	10/09/2019	0.00
EL-17-09-1395	09/20/2017	6901 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE MAIN 1,000 AMP BREAKER INSIDE METER ROOM \$1,400	final	09/20/2017	10/17/2017	0.00
BL-17-03-1299	03/07/2017	6901 EDGEWATER DR	INT / EXT ALTERATIONS	REPLACE HANDRAILS/ RAILINGS THROUGHOUT COMPLEX \$45,000	final	07/20/2017	08/24/2017	0.00
AB-17-02-1328	02/24/2017	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	CONDO *REPLACE HANDRAILS/ RAILINGS \$45,000	final	02/24/2017	08/24/2017	0.00
PL-15-08-4824	08/18/2015	6901 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF ALL HORIZONTAL SANITARY LINES IN OPEN GARAGE AREA \$15,000	final	08/19/2015	11/12/2015	0.00
PW-15-05-4679	05/07/2015	6901 EDGEWATER DR	COASTAL PERMIT	SEAWALL REPAIR \$70,000 BOND PAID BY DOCK AND MARINE CONSTRUCTION	final	07/15/2016	12/27/2017	0.00
AB-15-04-5393	04/28/2015	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	RESUBMITTAL SEAWALL REPAIR \$70,000	final	04/28/2015	12/27/2017	0.00
PW-15-04-5317	04/27/2015	6901 EDGEWATER DR	COASTAL PERMIT	**COM**THREE (3) FINGER PIERS REPAIRS \$2400 BOND PAID BY JOHN F. TOWLE, D.D.S., 5901 EDGEWATER DRIVE, APT210, CORAL GABLES, FL 33133	final	05/26/2015	12/02/2016	0.00
AB-15-04-4677	04/15/2015	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	**COM**THREE (3) FINGER PIERS REPAIRS \$2400	final	04/15/2015	12/02/2016	0.00
PU-14-10-2574	10/10/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 20772	final	10/10/2014	10/10/2014	0.00
PU-14-09-2932	09/22/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPY OF 20837B AND 19806A	final	09/22/2014	09/22/2014	0.00

<a href="#">EL-14-05-3147</a>	05/15/2014	6901 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	220 VOLT OUTLETS AT PARKING GARAGE 20 AMP	final	05/15/2014	05/19/2014	0.00
<a href="#">PU-14-03-2663</a>	03/14/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ DRAWINGS RELATED TO THE DOCKS	final	01/08/2018	01/08/2018	0.00
<a href="#">PW-13-09-1092</a>	09/20/2013	6901 EDGEWATER DR	COASTAL PERMIT	CANCELLED - *** REPLACEMENT OF MOORING PILES AND INSTALL (1) ONE NEW MOORING AT SLIP #16 AND #17 ***GABLES HARBOR CONDO APT. ASSOCIATION INC ****	canceled		01/11/2018	0.00
<a href="#">AB-13-09-0847</a>	09/17/2013	6901 EDGEWATER DR	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED *** REPLACEMENT OF MOORING PILES AND INSTALL (1) ONE NEW MOORING AT SLIP #16 AND #17 ***GABLES HARBOR CONDO APT. ASSOCIATION INC ****	canceled	09/17/2013	01/11/2018	0.00
<a href="#">CE-13-03-0650</a>	03/11/2013	6901 EDGEWATER DR	CODE ENF WARNING PROCESS	WT11794 SEC 32- 8.2 MDCC WMR USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (MON).	final	03/11/2013	03/11/2013	0.00
<a href="#">BL-12-12-1311</a>	12/21/2012	6901 EDGEWATER DR	MISCELLANEOUS WORK	UNDER EAVE VENTS REPLACEMENT ON BUILDING PERIMETER \$3,500	final	12/26/2012	01/09/2013	0.00
<a href="#">PU-12-11-1402</a>	11/27/2012	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPY OF VARIOUS PERMITS	final	11/27/2012	11/27/2012	0.00
<a href="#">PL-12-11-0709</a>	11/13/2012	6901 EDGEWATER DR	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE 80 FT OF WATER PIPING AND 75 FT OF SEWER PIPING \$2,500	final	11/14/2012	03/26/2013	0.00
<a href="#">PU-12-06-9306</a>	06/19/2012	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 20772B	final	06/19/2012	06/19/2012	0.00
<a href="#">PL-11-12-5269</a>	12/05/2011	6901 EDGEWATER DR	PLUMB IRRIGATION / SPRINKLER SYSTEM	INSTALLATION OF BACKFLOW PREVENTOR \$5,000	final	12/08/2011	12/21/2011	0.00
<a href="#">PU-09-12-2655</a>	12/17/2009	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 95030262 CRM INV 009230	final	12/21/2009	12/21/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

# ENERGOV PERMITS

2021-2025

CODE CASES (2)	INSPECTIONS (24)	PERMITS (20)	PLANS (1)						
Permit N... ↑	Permit...	Permit ...	Permit ...	Applicati...	Expiration D...	Final D...	Description	Main Address	Unit Number
<a href="#">BLDB-22-01-0284</a>	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	01/05/2022		12/12/2022	***CANCELLED SUPERCEDED BY BLDB-22-01-0285***	6901 E EDGEWATER DR	
<a href="#">BLDB-22-01-0285</a>	FBC Building (Commercial)	Addition/ Exterior Renovations	Cancelled	01/05/2022		04/25/2025	*OK TO CLOSE DUPLICATE SEE BLDB22080967* Repair concrete spalling to comply with building recertification	6901 E EDGEWATER DR	
<a href="#">BLDB-22-08-0967</a>	FBC Building (Commercial)	Repair Only	Issued	08/10/2022	10/28/2025		REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION	6901 E EDGEWATER DR	COMMON AREAS
<a href="#">BLDB-23-07-1851</a>	FBC Building (Commercial)	Roofing	Finalized	07/19/2023	05/26/2025	11/25/2024	Recovering - Application of coating system over existing BUR	6901 E EDGEWATER DR	
<a href="#">BLDB-24-12-3118</a>	FBC Building (Commercial)	Seawalls/Bulkheads/Docks/Decks	Denied	12/27/2024			Installation of a floating dock within an existing slip space.	6901 E EDGEWATER DR	
<a href="#">BLDR-24-03-5116</a>	FBC Residential	Seawalls/Bulkheads/Docks/Decks	Issued	03/01/2024	09/07/2025		remodel of deck/dock	6901 E EDGEWATER DR	
<a href="#">BLDR-24-03-5206</a>	FBC Residential	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Cancelled	03/20/2024		03/21/2024	This permit will be cancelled because of wrong permit. You must apply for ***FBC Commercial Windows/Doors/Garage Doors/Shutters/Awnings/Canopy***	6901 EDGEWATER DR	324
<a href="#">ELEC-24-04-2356</a>	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	04/11/2024	10/14/2024	04/17/2024	ADDITION OF FIRE ALARM DEVICES	6901 E EDGEWATER DR	
<a href="#">FIRE-24-04-0941</a>	Fire	Fire Alarm	Finalized	04/03/2024		07/25/2024	ADDITION OF FIRE ALARM DEVICES	6901 E EDGEWATER DR	
<a href="#">MECB-21-09-0008</a>	Mechanical Commercial	HVAC Change out	Finalized	09/29/2021	05/18/2022	11/19/2021	REPLACEMENT OF EXISTING A/C UNITS	90 EDGEWATER DR	215
<a href="#">PEXT-23-06-0192</a>	Permit Extension/ Renewal	Building	Finalized	06/30/2023		07/11/2023	**7/10/2023** REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION	6901 E EDGEWATER DR	COMMON AREAS
<a href="#">PEXT-23-12-0352</a>	Permit Extension/ Renewal	Building	Finalized	12/10/2023		12/13/2023	**12/11/2023***REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION	6901 E EDGEWATER DR	COMMON AREAS
<a href="#">PEXT-24-06-0939</a>	Permit Extension/ Renewal	Building	Finalized	06/10/2024		06/13/2024	****06/13/2024***REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION	6901 E EDGEWATER DR	COMMON AREAS
<a href="#">PEXT-24-11-1424</a>	Permit Extension/ Renewal	Building	Finalized	11/20/2024		12/04/2024	**11/21/2024***REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION	6901 E EDGEWATER DR	COMMON AREAS
<a href="#">PEXT-25-03-1692</a>	Permit Extension/ Renewal	Building	Finalized	03/04/2025		03/10/2025	**03/07/2025***remodel of deck/dock	6901 E EDGEWATER DR	
<a href="#">PEXT-25-03-1694</a>	Permit Extension/ Renewal	Building	Cancelled	03/05/2025		03/06/2025	**PERMIT WILL BE CANCELLED, DUPLICATE PERMIT. REFER TO PEXT-25-03-1692** remodel of deck/dock	6901 E EDGEWATER DR	
<a href="#">PEXT-25-04-1845</a>	Permit Extension/ Renewal	Building	Finalized	04/24/2025		04/29/2025	**04/28/2025***REPAIR CONCRETE SPALLING TO COMPLY W/ BUILDING RE-CERTIFICATION	6901 E EDGEWATER DR	COMMON AREAS
<a href="#">RECT-23-05-0161</a>	Building Recertification	Recertification	Denied	05/29/2023		05/01/2025	BUILDING RECERTIFICATION (YEAR BUILT 1971) & UNSAFE STRUCTURES BOARD CASE #21-2758 transferred from RC-21-07-8262	6901 E EDGEWATER DR	
<a href="#">REVR-24-04-2163</a>	Revision to Permit	Commercial	Finalized	04/30/2024		09/06/2024	FIRE ALARM AS-BUILTS	6901 E EDGEWATER DR	
<a href="#">REVR-24-06-2340</a>	Revision to Permit	Commercial	Finalized	06/06/2024		09/06/2024	FIRE ALARM AS-BUILTS	6901 E EDGEWATER DR	



The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

August 31, 2012

Gables Harbour Condo Assoc.  
c/o Certified Property Mgmt. Corp.  
1801 Coral Way, Suite #305  
Miami, FL 33145

**LETTER OF BUILDING RECERTIFICATION  
IN ACCORDANCE WITH SECTION 8-11(f) OF  
THE CODE OF MIAMI-DADE COUNTY**

**PROPERTY FOLIO: # 03-4129-052-0001**  
**ADDRESS: 6901 Edgewater Drive, Coral Gables, FL**

Dear Property Owner/Manager:

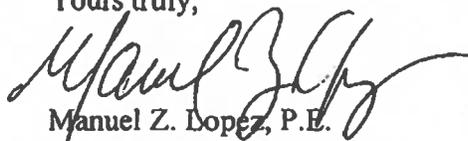
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

  
Manuel Z. Lopez, P.E.  
Building Official

CITY'S

EXHIBIT

4

City's Exhibit #3



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

2/8/2021

VIA CERTIFIED MAIL

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC
6901 E EDGEWATER DR
CORAL GABLES, FL 33133

7020 3160 0001 1022 3301

RE: 6901 EDGEWATER DR
FOLIO # 341290520001
Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in YEAR. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted by you to this Department within ninety (90) calendar days from the date of this letter. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a revised Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property\_recertification.asp. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in declaring the structure unsafe and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Handwritten signature of Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



## The City of Coral Gables

7020 3160 0001 1021 8062

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

5/10/2021

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC  
6901 E EDGEWATER DR  
CORAL GABLES, FL. 33133

**RE: 6901 EDGEWATER DR**

**FOLIO # 341290520001**

**Notice of Required Inspection For Recertification of 40 Years or Older Building – SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies).

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination.** The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official



The City of Coral Gables

7020 3160 0001 1022 0195

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

6/9/2021

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC  
6901 E EDGEWATER DR  
CORAL GABLES, FL 33133

**RE:** 6901 EDGEWATER DR  
**FOLIO #** 341290520001

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 2/8/2021, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 5/10/2021, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at [vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Deputy Building Official

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 21-2758  
RECT-23-05-0161

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3192 03

Gables Harbour Condominium Apartments Association, Inc.  
6901 E Edgewater Dr  
Coral Gables, FL 33133-7044  
Respondent.

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: February 27, 2026

Re: 6901 E Edgewater Dr, Coral Gables, FL 33133-7044, Gables Harbour Condo lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and folio no. 03-4129-052-0001. ("Property").

On August 12, 2025, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$ 413,500, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on March 9, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property.

**City's Exhibit #5**

including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com), tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

*Analyn Hernandez*

Analyn Hernandez  
Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Interim Director of Human Resources (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com) , Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Interim Director of Labor Relations and Risk Management (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC: Gables Harbour Condominium Apartments Association, Inc., C/O The Foster Company 9000 SW 152<sup>nd</sup> St, Ste 102, Palmetto Bay, FL 33157-1941 9589 0710 5270 1750 3192 10

Gables Harbour Condominium Apartments Association, Inc., C/O Rosa De La Camara, Esq., C/O Becker & Poliakoff. P.A., 121 Alhambra Plz, FL 10, Coral Gables, FL 33134-4540 9589 07105270 1750 3192 27



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Brayan Seiva, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 6901 E EDGEWATER DR, ON 2/25/26 AT  
5:34 PM.

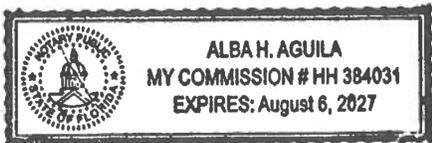
Brayan Seiva Castillo  
Employee's Printed Name

BSeiva  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

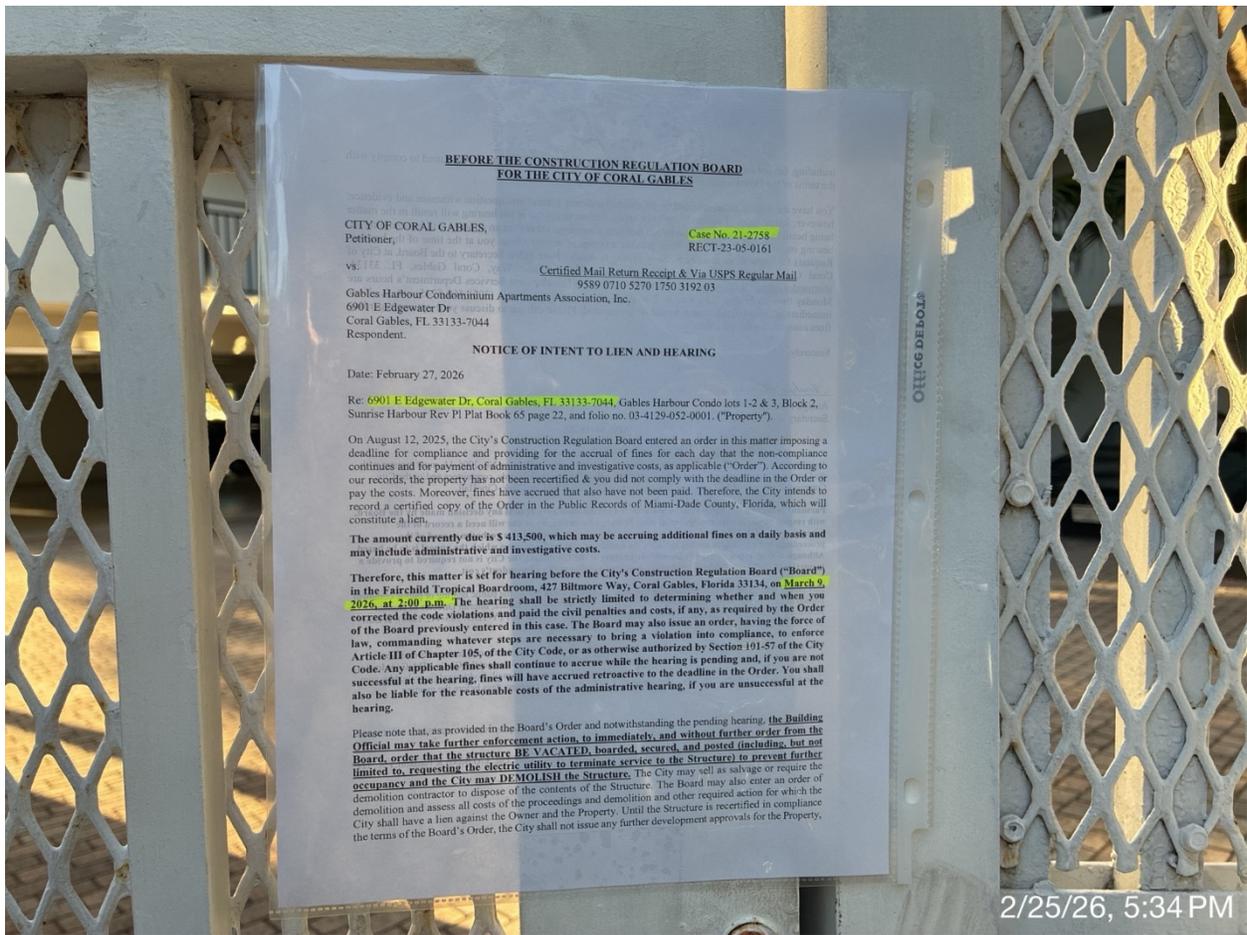
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 26th day of Feb., in the year 2026, by  
Self who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

City's Exhibit #6



**BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

**CITY OF CORAL GABLES,**  
Petitioner,

Case No. 21-2758  
RECT-23-05-0161

vs. **Gables Harbour Condominium Apartments Association, Inc.**  
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3192 03

**NOTICE OF INTENT TO LIEN AND HEARING**

Date: February 27, 2026

Re: **6901 E Edgewater Dr, Coral Gables, FL 33133-7044**, Gables Harbour Condo lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and folio no. 03-4129-052-0001, ("Property").

On August 12, 2025, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$ 413,500, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on **March 2, 2026, at 2:00 p.m.** The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 191-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell, as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance with the terms of the Board's Order, the City shall not issue any further development approvals for the Property.

2/25/26, 5:34 PM



**GABLES HARBOUR  
6901**

2/25/26, 5:34 PM

**City's Exhibit #7**



2/25/26, 5:34 PM



2/25/26, 5:34 PM



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

PRINT

Generated On: 07/22/2025

Folio ↑	Sub-Division	Owner	Address
1	03-4129-052-0001	GABLES HARBOUR CONDO	6901 EDGEWATER DR - CORAL GABLES
2	03-4129-052-0010	REFERENCE ONLY	6901 EDGEWATER DR UNIT: 210 - CORAL GABLES
3	03-4129-052-0020	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 211 - CORAL GABLES
4	03-4129-052-0030	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 212 - CORAL GABLES
5	03-4129-052-0040	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 213 - CORAL GABLES
6	03-4129-052-0050	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 214 - CORAL GABLES
7	03-4129-052-0060	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 215 - CORAL GABLES
8	03-4129-052-0070	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 216 - CORAL GABLES
9	03-4129-052-0080	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 217 - CORAL GABLES
10	03-4129-052-0090	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 218 - CORAL GABLES
11	03-4129-052-0100	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 219 - CORAL GABLES
12	03-4129-052-0110	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 310 - CORAL GABLES
13	03-4129-052-0120	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 311 - CORAL GABLES
14	03-4129-052-0130	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 312 - CORAL GABLES
15	03-4129-052-0140	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 313 - CORAL GABLES
16	03-4129-052-0150	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 314 - CORAL GABLES
17	03-4129-052-0160	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 315 - CORAL GABLES
18	03-4129-052-0170	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 316 - CORAL GABLES
19	03-4129-052-0180	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 317 - CORAL GABLES
20	03-4129-052-0190	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 318 - CORAL GABLES
21	03-4129-052-0200	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 319 - CORAL GABLES
22	03-4129-052-0210	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 320 - CORAL GABLES
23	03-4129-052-0220	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 321 - CORAL GABLES
24	03-4129-052-0230	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 322 - CORAL GABLES
25	03-4129-052-0240	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 323 - CORAL GABLES
26	03-4129-052-0250	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 324 - CORAL GABLES
27	03-4129-052-0260	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 325 - CORAL GABLES
28	03-4129-052-0270	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 326 - CORAL GABLES
29	03-4129-052-0280	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 327 - CORAL GABLES
30	03-4129-052-0290	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 328 - CORAL GABLES
31	03-4129-052-0300	GABLES HARBOUR CONDO	6901 EDGEWATER DR UNIT: 329 - CORAL GABLES

City's Exhibit #8



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOCIATION, INC.

### Filing Information

**Document Number** 720529  
**FEI/EIN Number** 59-1991021  
**Date Filed** 03/17/1971  
**State** FL  
**Status** ACTIVE

### Principal Address

6901 E EDGEWATER DR  
CORAL GABLES, FL 33133

Changed: 03/19/2009

### Mailing Address

C/O South Florida Condominium Management, Inc.  
2800 Biscayne Blvd  
Suite 310  
MIAMI, FL 33137

Changed: 06/19/2023

### Registered Agent Name & Address

SKRLD, Inc.  
SKRLD, INC.  
201 ALHAMBRA CIRCLE  
Eleventh Floor  
Coral Gables, FL 33134

Name Changed: 02/06/2023

Address Changed: 10/04/2021

### Officer/Director Detail

#### **Name & Address**

## Title President

NIELSEN, ROBERT  
C/O SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.  
2800 BISCAYNE BLVD STE 310  
MIAMI, FL 33137

## Title Treasurer

Guanchez, Briana  
C/O SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.  
2800 BISCAYNE BLVD STE 310  
MIAMI, FL 33137

## Title Secretary

Frish, Patrick  
C/O SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.  
2800 BISCAYNE BLVD STE 310  
MIAMI, FL 33137

## Title VP

MOURIZ, MIGUEL  
C/O SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.  
2800 BISCAYNE BLVD STE 310  
MIAMI, FL 33137

## Title Director

Garcia Toledo, Rafael  
C/O SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.  
2800 BISCAYNE BLVD STE 310  
Miami, FL 33137

## Title Director

MACKLE, JOHN  
C/O SOUTH FLORIDA CONDOMINIUM MANAGEMENT, INC.  
2800 BISCAYNE BLVD STE 310  
MIAMI, FL 33137

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	02/06/2023
2024	03/14/2024

2025

02/07/2025

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