



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 11, 2025

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
08/11/25	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: **A.** Submit Recertification Report prepared by licensed qualified Engineer within ninety (90) 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.

PERMIT ACTIVITY:

BLDB-22-08-0967 (Repair concrete spalling to comply w/ building re-certification) **Issued:** 01/24/2023,
Pending: Final Building Inspection