



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/04/2025

PROPERTY INFORMATION				
Folio	03-4129-052-0001 (Reference)			
Property Address	6901 E EDGEWATER DR CORAL GABLES, FL 33133-0000			
Owner	REFERENCE ONLY			
Mailing Address				
Primary Zone	4900 MULTI-FAMILY - CONDOMINIUM			
Primary Land Use	0000 REFERENCE FOLIO			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$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
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$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.miamidad.e.gov/info/disclaimer.asp>

City's Exhibit #1


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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-22-03-9203	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 }	final	03/30/2022	03/30/2022	0.00
RC-21-07-8262	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
PL-20-08-6498	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 }	final	01/29/2021	10/29/2022	0.00

City's Exhibit #2

				AND FINAL APPROVAL				
PW-18-01-2384	01/25/2018	6901 EDGEWATER DR	COASTAL PERMIT	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 PER 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

EL-14-05-3147	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
PU-14-03-2663	03/14/2014	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ DRAWINGS RELATED TO THE DOCKS	final	01/08/2018	01/08/2018	0.00
PW-13-09-1092	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
AB-13-09-0847	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
CE-13-03-0650	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
BL-12-12-1311	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
PU-12-11-1402	11/27/2012	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPY OF VARIOUS PERMITS	final	11/27/2012	11/27/2012	0.00
PL-12-11-0709	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
PU-12-06-9306	06/19/2012	6901 EDGEWATER DR	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 20772B	final	06/19/2012	06/19/2012	0.00
PL-11-12-5269	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
PU-09-12-2655	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
BLDB-22-01-0284	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	
BLDB-22-01-0285	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	
BLDB-22-08-0967	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
BLDB-23-07-1851	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	
BLDB-24-12-3118	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	
BLDR-24-03-5116	FBC Residential	Seawalls/Bulkheads/Docks/Decks	Issued	03/01/2024	09/07/2025		remodel of deck/dock	6901 E EDGEWATER DR	
BLDR-24-03-5206	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
ELEC-24-04-2356	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	
FIRE-24-04-0941	Fire	Fire Alarm	Finalized	04/03/2024		07/25/2024	ADDITION OF FIRE ALARM DEVICES	6901 E EDGEWATER DR	
MECB-21-09-0008	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
PEXT-23-06-0192	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
PEXT-23-12-0352	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
PEXT-24-06-0939	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
PEXT-24-11-1424	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
PEXT-25-03-1692	Permit Extension/ Renewal	Building	Finalized	03/04/2025		03/10/2025	**03/07/2025***remodel of deck/dock	6901 E EDGEWATER DR	
PEXT-25-03-1694	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	
PEXT-25-04-1845	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
RECT-23-05-0161	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	
REVR-24-04-2163	Revision to Permit	Commercial	Finalized	04/30/2024		09/06/2024	FIRE ALARM AS-BUILTS	6901 E EDGEWATER DR	
REVR-24-06-2340	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:

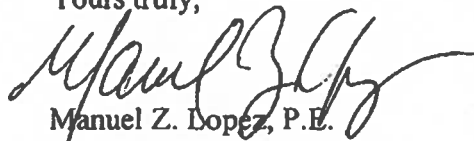
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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.

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 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 if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

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

vs.
GABLES HARBOUR CONDOMINIUM
APARTMENTS ASSOC., INC.
6901 E EDGEWATER DR
CORAL GABLES, FL 33133-7044
Respondent.

Return receipt number:
7020 2450 0001 8406 0997

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: July 24, 2025

Re: Property Address: 6901 E. Edgewater Dr. Coral Gables, FL. 33133-7044; Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and Folio #: 03-4129-052-0001 ("Property"), and the 5-story, 30-unit residential condominium, built in 1971 ("Structure").

The City of Coral Gables ("City") 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 and is presumed unsafe pursuant to Section 105-89(10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Specifically:

1. At a hearing on August 9, 2021, the City's Construction Regulation Board entered an order, dated August 25, 2021 ("Prior Order"), in this matter providing that the Respondent shall take the following Required Action:
 - 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 ("Recertification Report").
 - 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.
2. The Prior Order provided for a fine of \$250 for each that the non-compliance violation continued past the deadline for compliance and for the payment of administrative and investigative costs. According to the City's records, you did not comply with the deadlines in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. The City recorded a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which constitutes a lien.
3. The Respondent failed to comply with the deadline in the Prior Order of to submit the structural engineer's letter by August 16, 2021.

City's Exhibit #5

4. The amount due, as of August 11, 2025, is \$364,000, which is accruing additional fines of \$250 on a daily basis and may accrue additional administrative and investigative costs.

You must take the remaining Required Action by submitting the Recertification Report within 60 days of the date of this notice, 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.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on August 11, 2025, 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. 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.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. 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, tel: (305) 460-5383. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may 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 until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Analyn Hernandez
Analyn Hernandez
Secretary to the Board

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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, 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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOC., INC., C/O SOUTH FLORIDA
CONDOMINIUM MANAGEMENT, INC., 2800 BISCAYNE BLVD, STE 310, MIAMI, FL 33137-4500;
(7020 2450 0001 8406 0973)
GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOC., INC., C/O SKRLD, INC., REGISTERED
AGENT, 201 ALHAMBRA CIR, FL 11, CORAL GABLES, FL 33134-5107 (7020 2450 0001 8406 0980)

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,
vs.

Case No. 21-2758

Return receipt number:
7020 2450 0001 8406 1109

GABLES HARBOUR CONDOMINIUM
APARTMENTS ASSOC., INC.
6901 E EDGEWATER DR
CORAL GABLES, FL 33133-7044
Respondent.

**AMENDED NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: July 30, 2025

Re: Property Address: 6901 E. Edgewater Dr. Coral Gables, FL. 33133-7044; Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and Folio #: 03-4129-052-0001 ("Property"), and the 5-story, 30-unit residential condominium, built in 1971 ("Structure").

The City of Coral Gables ("City") 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 and is presumed unsafe pursuant to Section 105-89(10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Specifically:

1. At a hearing on August 9, 2021, the City's Construction Regulation Board entered an order, dated August 25, 2021 ("Prior Order"), in this matter providing that the Respondent shall take the following Required Action:
 - a) Submit a letter from a structural engineer within seven (7) days of the Board's meeting attesting that 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 ("Recertification Report").
 - c) The Respondent shall provide an update to the Construction Regulation Board at the January 10, 2022 meeting, if the Structure has not been recertified.
2. The Prior Order provided for a fine of \$250 for each day that the violation continued past the deadline for compliance and for the payment of administrative and investigative costs. According to the City's records, you did not comply with the deadlines in the Prior Order or pay the costs. Moreover, fines have accrued that also have not been paid. The City recorded a certified copy of the Prior Order in the Public Records of Miami-Dade County, Florida, which constitutes a lien.
3. Specifically, the Respondent failed to comply with the first deadline in the Prior Order, to submit the structural engineer's letter by August 16, 2021, or with any other deadline in the Prior Order.

4. The amount due, as of August 11, 2025, is \$364,000, which is accruing additional fines of \$250 on a daily basis and may accrue additional administrative and investigative costs.

You must take the remaining Required Action by submitting the Recertification Report within 60 days of the date of this notice, 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.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on August 11, 2025, 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 Prior Order. 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 Prior Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. 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, tel: (305) 460-5383. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may 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 until the Required Action is completed. The Building Official may also order demolition of the Structure, and the City may recover the costs incurred against the Property and the owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, 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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOC., INC., C/O SOUTH FLORIDA
CONDOMINIUM MANAGEMENT, INC., 2800 BISCAYNE BLVD, STE 310, MIAMI, FL 33137-4500;
(7020 2450 0001 8406 1086)
GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOC., INC., C/O SKRLD, INC., REGISTERED
AGENT, 201 ALHAMBRA CIR, FL 11, CORAL GABLES, FL 33134-5107
(7020 2450 0001 8406 1093)

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,
vs.

Case No. 21-2758

Return receipt number:
7020 2450 0001 8406 1123

GABLES HARBOUR CONDOMINIUM
APARTMENTS ASSOC., INC.
6901 E EDGEWATER DR
CORAL GABLES, FL 33133-7044
Respondent.

**SECOND AMENDED NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: August 1, 2025

Re: Property Address: 6901 E. Edgewater Dr. Coral Gables, FL. 33133-7044; Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and Folio #: 03-4129-052-0001 ("Property"), and the 5-story, 30-unit residential condominium, built in 1971 ("Structure").

The City of Coral Gables ("City") 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 Sections 8-5 and 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 and is presumed unsafe pursuant to Section 105-89(10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Specifically:

1. At a hearing on August 9, 2021, the City's Construction Regulation Board entered an order, dated August 25, 2021 ("Prior Order"), in this matter providing that the Respondent shall take the following Required Action:
 - a) Submit a letter from a structural engineer within seven (7) days of the Board's meeting attesting that 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 ("Recertification Report").
 - c) The Respondent shall provide an update to the Construction Regulation Board at the January 10, 2022 meeting, if the Structure has not been recertified.
2. The Prior Order provided for a fine of \$250 for each day that the violation continued past the deadline for compliance and for the payment of administrative and investigative costs. According to the City's records, the Respondent did not comply with the deadlines in the Prior Order or pay the costs. Moreover, fines have accrued that also have not been paid. The City recorded a certified copy of the Prior Order in the Public Records of Miami-Dade County, Florida, which constitutes a lien.
3. Specifically, the Respondent failed to comply with the first deadline in the Prior Order, to submit the structural engineer's letter by August 16, 2021, or with any other deadline in the Prior Order.

4. The amount due, as of August 11, 2025, is \$364,000, which is accruing additional fines of \$250 on a daily basis and may accrue additional administrative and investigative costs.
5. In addition to the foregoing, the letter in paragraph 1(a) above must comply with Section 8-11(f)(2)(G) of the Miami-Dade County Code, so that, when any electrical or structural repairs or modifications are required, the responsible engineer or architect who has performed the recertification inspection shall provide the Building Official with a letter indicating whether the building or structure may continue to be safely occupied while the building or structure is undergoing repairs. Such letter shall be valid for no more than 180 days, and a new letter shall be issued if repairs or modifications remain ongoing.
6. Also, this notice of violation shall be affixed to the Structure pursuant to 8-5(h)(3) of the Miami-Dade County Code. The Respondent shall, within 24 hours of the posting of this notice, notify all building-unit owners and tenants of the unsafe declaration in writing. The Respondent shall, within three business days, provide the Building Official with proof that the notice was timely disseminated to all unit owners and tenants on a form acceptable to the Building Official.

You must submit, within 7 days of the date of this notice, the architect or engineer's letter indicating that the Structure may be safely occupied and you must take the remaining Required Action, within 30 days of the date of this notice, by submitting the Recertification Report, 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.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, 1st Floor, Coral Gables, Florida 33134, on August 11, 2025, 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 Prior Order. 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 Prior Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Specific details concerning the violations can be obtained in writing from the Building Official on request. You may appeal the decision of the Building Official to the Board by appearing at the hearing. 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, tel: (305) 460-5383. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may 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 until the Required Action is completed. The Building Official may also order demolition of the Structure, and the City may recover the costs incurred against the Property and the owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

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.

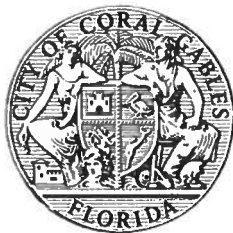
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record 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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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c: GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOC., INC., C/O SOUTH FLORIDA
CONDOMINIUM MANAGEMENT, INC., 2800 BISCAYNE BLVD, STE 310, MIAMI, FL 33137-4500;
(7020 2450 0001 8406 1130)

GABLES HARBOUR CONDOMINIUM APARTMENTS ASSOC., INC., C/O SKRLD, INC., REGISTERED
AGENT, 201 ALHAMBRA CIR, FL 11, CORAL GABLES, FL 33134-5107
(7020 2450 0001 8406 1147)



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2758

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, ANGELICA LUGO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6901 Edgewater Dr., ON 7/25/25 AT 10:58 AM AND WAS
ALSO POSTED AT CITY HALL.

ANGELICA LUGO

Employee's Printed Name

Angelica Lugo

Employee's Signature

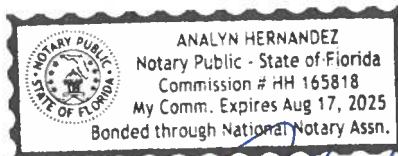
STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 25 day of July, in the year 2025,
by Angelica Lugo who is personally known to me.

My Commission Expires: Aug. 17, 2025



Analyn Hernandez

Notary Public

City's Exhibit #6



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2758

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, ANGELICA LUGO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6901 Edgewater Dr., ON July, 30th AT 2:48 PM AND WAS
ALSO POSTED AT CITY HALL.

ANGELICA LUGO

Employee's Printed Name

Employee's Signature

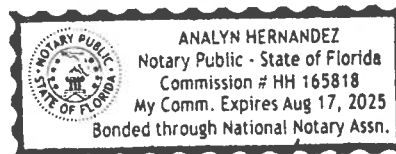
STATE OF FLORIDA)

ss.

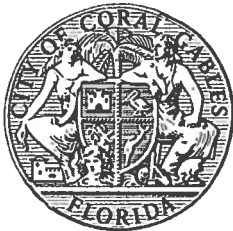
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 30 day of July, in the year 2025,
by Angelica Lugo who is personally known to me.

My Commission Expires: Aug. 17, 2025




Notary Public



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2758

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation
For Failure To Recertify and Notice of Hearing

I, ANGELICA LUGO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 6901 Edgewater Dr., ON AUG 1st AT 4:04 PM AND WAS
ALSO POSTED AT CITY HALL.

ANGELICA LUGO

Employee's Printed Name

[Signature]

Employee's Signature

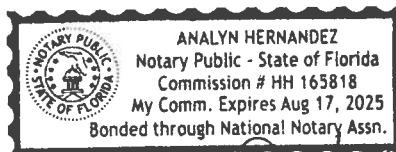
STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 1 day of August, in the year 2025,
by Angelica Lugo who is personally known to me.

My Commission Expires: Aug. 17, 2025



[Signature]
Notary Public

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2758

vs.
GABLES HARBOUR CONDOMINIUM
APARTMENTS ASSOC., INC.
6901 E EDGEWATER DR
CORAL GABLES, FL 33133-7044
Respondent.

Return receipt number:
7020 2450 0001 8406 0997

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: July 24, 2025

Re: Property Address: 6901 E. Edgewater Dr. Coral Gables, FL. 33133-7044; Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and Folio #: 03-4129-052-0001 ("Property"), and the 5-story, 30-unit residential condominium, built in 1971 ("Structure").

The City of Coral Gables ("City") 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 and is presumed unsafe pursuant to Section 105-89(10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Specifically:

1. At a hearing on August 9, 2021, the City's Construction Regulation Board entered an order, dated August 25, 2021 ("Prior Order"), in this matter providing that the Respondent shall take the following Required Action:
 - 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 ("Recertification Report").
 - 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.
2. The Prior Order provided for a fine of \$250 for each that the non-compliance violation continued past the deadline for compliance and for the payment of administrative and investigative costs. According to the City's records, you did not comply with the deadlines in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. The City recorded a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which constitutes a lien.
3. The Respondent failed to comply with the deadline in the Prior Order of to submit the structural engineer's letter by August 16, 2021.

Jul 25, 2025 at 10:59 AM

City's Exhibit #7



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

CITY OF CORAL GABLES,
Petitioner,
vs.

Case No. 21-2758

Return receipt number:
7020 2450 0001 8406 1109

GABLES HARBOUR CONDOMINIUM
APARTMENTS ASSOC., INC.
6901 E EDGEWATER DR
CORAL GABLES, FL 33133-7044
Respondent.

**AMENDED NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: July 30, 2025

Re: Property Address: 6901 E. Edgewater Dr. Coral Gables, FL, 33133-7044; Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and Folio #: 03-4129-052-0001 ("Property"), and the 5-story, 30-unit residential condominium, built in 1971 ("Structure").

The City of Coral Gables ("City") 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 and is presumed unsafe pursuant to Section 105-89(10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Specifically:

1. At a hearing on August 9, 2021, the City's Construction Regulation Board entered an order, dated August 25, 2021 ("Prior Order"), in this matter providing that the Respondent shall take the following Required Action:
 - a) Submit a letter from a structural engineer within seven (7) days of the Board's meeting attesting that 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 ("Recertification Report").
 - c) The Respondent shall provide an update to the Construction Regulation Board at the January 10, 2022 meeting, if the Structure has not been recertified.
2. The Prior Order provided for a fine of \$250 for each day that the violation continued past the deadline for compliance and for the payment of administrative and investigative costs. According to the City's records, you did not comply with the deadlines in the Prior Order or pay the costs. Moreover, fines have accrued that also have not been paid. The City recorded a certified copy of the Prior Order in the Public Records of Miami-Dade County, Florida, which constitutes a lien.
3. Specifically, the Respondent failed to comply with the first deadline in the Prior Order, to submit the structural engineer's letter by August 16, 2021, or with any other deadline in the Prior Order.

Jul 30, 2025 at 2:48 PM





Jul 30, 2025 at 2:48 PM

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

CITY OF CORAL GABLES,
Petitioner,
vs.

Case No. 21-2758

Return receipt number:
7020 2450 0001 8406 1123

GABLES HARBOUR CONDOMINIUM
APARTMENTS ASSOC., INC.
6901 E EDGEWATER DR
CORAL GABLES, FL 33133-7044
Respondent.

**SECOND AMENDED NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: August 1, 2025

Re: Property Address: 6901 E. Edgewater Dr. Coral Gables, FL. 33133-7044; Legal Description: Gables Harbour Condo Lots 1-2 & 3, Block 2, Sunrise Harbour Rev Pl Plat Book 65 page 22, and Folio #: 03-4129-052-0001 ("Property"), and the 5-story, 30-unit residential condominium, built in 1971 ("Structure").

The City of Coral Gables ("City") 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 Sections 8-5 and 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 and is presumed unsafe pursuant to Section 105-89(10)(m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Specifically:

1. At a hearing on August 9, 2021, the City's Construction Regulation Board entered an order, dated August 25, 2021 ("Prior Order"), in this matter providing that the Respondent shall take the following Required Action:
 - a) Submit a letter from a structural engineer within seven (7) days of the Board's meeting attesting that 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 ("Recertification Report").
 - c) The Respondent shall provide an update to the Construction Regulation Board at the January 10, 2022 meeting, if the Structure has not been recertified.
2. The Prior Order provided for a fine of \$250 for each day that the violation continued past the deadline for compliance and for the payment of administrative and investigative costs. According to the City's records, the Respondent did not comply with the deadlines in the Prior Order or pay the costs. Moreover, fines have accrued that also have not been paid. The City recorded a certified copy of the Prior Order in the Public Records of Miami-Dade County, Florida, which constitutes a lien.
3. Specifically, the Respondent failed to comply with the first deadline in the Prior Order, to submit the structural engineer's letter by August 16, 2021, or with any other deadline in the Prior Order.

Aug 1, 2025 at 4:04 PM







PROPERTY APPRAISER OF MIAMI-DADE COUNTY

PRINT

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Folio ↑	Sub-Division	Owner	Address
1	03-4129-052-0001	GABLES HARBOUR CONDO	6901 E EDGEWATER DR - CORAL GABLES
2	03-4129-052-0010	GABLES HARBOUR CONDO	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



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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
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Title Director

MACKLE, JOHN
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MIAMI, FL 33137

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2025

02/07/2025

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06/24/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/16/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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08/12/2016 -- ANNUAL REPORT	View image in PDF format
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