



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: March 10, 2025

CASE NO.: 24-7097

RECT-23-07-0210

BUILDING ADDRESS: 700 Biltmore Way

FOLIO NUMBER: 03-4117-034-0001

OWNER: David William Hotel Condominium Association, Inc

USE: Multifamily

OF LIVING UNITS: 200

PENDING RECERTIFICATION: 2023

LAST RECERTIFICATION: 2013

YEAR BUILT: 1963

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

DATES AND ACTIVITIES:

01/30/23	First Notice from the City advising Recertification is required mailed with return receipt
04/30/23	Second Notice from the City advising Recertification is pending mailed with return receipt
08/10/23	Building Recertification Report rejected (Electrical & Structural)
11/10/23	Letter from Engineer stating property is safe for occupancy.
02/23/24	Notice of Hearing posted on Structure and at City Hall.
03/11/24	Board Hearing: The owner shall take the required action as follows, A. To appear in front of the Construction Regulation Board at the July 8, 2024, meeting and provide a detailed construction schedule indicating the repair timeline and the Building Recertification compliance date.
04/15/24	Letter from Engineer stating property is safe for occupancy.
07/08/24	CRB meeting cancelled
08/01/24	Notice of Hearing posted on Structure and at City Hall.

08/12/24	Board Hearing: The owner shall take the required action as follows, A. Property is required to appear before the CRB every 6 months for a status update, with progress pictures as practicable. B. The construction work needed on the tower shall be completed by the end of October of 2025 in accordance with the construction schedule presented to the CRB during the August 12, 2024, meeting. C. Submit an electrical recertification report recertifying the electrical elements of the property within sixty (60) days of the Board's order. D. A \$250 daily fine be imposed if any of those deadlines are not met.
09/17/24	Letter from Engineer stating property is safe for occupancy.
10/18/24	<u>BOARD ORDER EXPIRATION</u> -Electrical Recertification has not been obtained- <u>Fines Started</u>
02/28/25	Notice of Hearing posted on Structure and at City Hall.
03/10/25	Board Hearing

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

BUILDING OFFICIAL'S RECOMMENDATION: previous order stands; however, future updates to be provided to the Building Official instead of the Construction Regulation Board.

PERMIT ACTIVITY:

- BLDB-24-07-2748 Structural repairs as part of 50-year structural recertification, stucco and concrete repairs, waterproofing replacements, seal and paint issued on 10/24/24
- ELEC-24-05-2494 Electrical repairs due to Building Recertification issued on 6/4/24