



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: October 20, 2025

CASE NO.: 25-9899
RECT-25-02-0470

BUILDING ADDRESS: 700 Coral Way

FOLIO NUMBER: 03-4117-021-0001

OWNER: THE GABLES BATH CLUB APARTMENTS, INC

USE: CONDOMINIUM - RESIDENTIAL

OF LIVING UNITS: 12

PENDING RECERTIFICATION: 2024

LAST RECERTIFICATION: 2014

YEAR BUILT: 1974

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:

02/02/23	Courtesy 1 Year Notice from the City advising Recertification is required mailed
01/31/24	First Notice from the City advising Recertification is required mailed with return receipt
05/10/24	Second Notice from the City advising Recertification is pending mailed with return receipt
06/17/24	Final Notice from the City advising Recertification is pending mailed with return receipt
08/14/25	Engineer letter attesting the building is <u>electrically safe</u> for it's use and occupancy (Signed & sealed on 8/06/25)
08/21/25	Building Recertification Report Rejected (Electrical & Structural)- Reports incomplete
10/10/25	Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt
10/10/25	Notice of Hearing posted on Structure
10/20/25	Board Hearing

TO DATE THE OWNER HAS: NOT submitted a **revised** Recertification Report nor cover letter attesting the building is structurally safe.

BUILDING OFFICIAL'S RECOMMENDATION:

A. That the Property Owner submit current structural recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional engineer, within 30 days of the Board's meeting.

B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for Structural Recertification, within 30 days of the Board's meeting attesting that the structure's structural system is safe for occupancy while repairs

are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months for electrical and structural while recertification is pending.

C. Recertify the structure within sixty (60) days of the Board's meeting.

D. That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure.

E. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

PERMIT ACTIVITY:

[BLDB-24-10-2974](#)- Denied- exterior renovation and remodel